

## EXHIBITION OF AMENDED STATE SIGNIFICANT DEVELOPMENT APPLICATION

### Crows Nest Over Station Development – Amended Concept Proposal

<b>Application No</b>	SSD-9579
<b>Location</b>	477-521 Pacific Highway and 14 Clarke Street Crows Nest
<b>Applicant</b>	Sydney Metro
<b>Council Area</b>	North Sydney Council
<b>Consent Authority</b>	Minister for Planning and Public Spaces

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#### Description of proposal

Sydney Metro has submitted an amended proposal for the Crows Nest Over Station Development – Concept Application. The concept development application as amended seeks approval for:

- maximum building envelopes with the following building heights:
  - Site A up to RL175.6 m or approximately 21 storeys (reduced from approximately 27 storeys)
  - Site B up to RL 155 m or approximately 17 storeys
  - Site C up to RL 127 m or approximately 9 storeys
- a building services zone, above each building envelope accommodating lift overruns and other building services
- a maximum Gross Floor Area of 56,400m<sup>2</sup> for the over station development (increased from 55,400m<sup>2</sup>), including:
  - Site A - 40,300m<sup>2</sup> for commercial uses (changed from residential use)
  - Site B - 13,000m<sup>2</sup> for residential uses, including affordable housing (changed from hotel use)
  - Site C - 3,100m<sup>2</sup> for commercial uses
- a maximum of 101 car parking spaces (reduced from 150 car spaces)
- indicative signage zones

Note: The concept proposal does not seek approval for any construction works.

#### Exhibition Details

The amended application for State significant development (SSD), Amendment Report and accompanying documents will be exhibited from **Wed 9 September 2020** until **Tue 6 October 2020** and are accessible electronically on the Department's website ([www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition](http://www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition)).

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

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#### Have your say

Anyone can make a written submission about the development application during the exhibition period.

**Web submissions:** To make an online submission, please go to the Department's Major Projects website at [www.planningportal.nsw.gov.au/major-projects](http://www.planningportal.nsw.gov.au/major-projects). Search for this project under [www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition](http://www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition). On the application's webpage, click 'Make a Submission'. You will be required to log in or create a user account. Follow the online instructions.

**If you cannot lodge online**, you can post your submission to the address below. If you want the Department to withhold your personal information before publication, please make this clear at the top of your cover letter and do not include personal details in your attached submission. If you post your submission, it needs to be received by the Department before the close of the exhibition period.

#### Your submission must include the following:

- your name and address, at the top of the letter only;



- the name of the application and the application number;
- a statement on whether you 'support', 'object' to the proposal (or are only making a comment);
- the reasons why you support or object to the proposal; and
- a declaration of any reportable political donations you made in the previous two years.

**Privacy statement:** Before making your submission, please read our Privacy Statement at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy) or call the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To find out what is reportable, and to access a disclosure form, go to [www.planning.nsw.gov.au/DonationsandGiftDisclosure](http://www.planning.nsw.gov.au/DonationsandGiftDisclosure) or telephone the number below for a copy. The disclosure requirements apply to both postal and online submissions.

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**For more information:** Contact (02) 8289 6644 or 1300 305 695

**Address:** Department of Planning, Industry and Environment, Locked Bag 5022, PARRAMATTA NSW 2124.  
(Your submission should be marked, Attention: Director – Key Sites Assessment)

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