



Ms Yvette Bushli
Sydney Metro
Associate Director Planning Approvals
680 GEORGE STREET
SYDNEY New South Wales 2000

15/10/2020

Dear Ms Bushli

**Sydney Metro Crows Nest Over Station Development (SSD-9579)
Response to Submissions**

The re-exhibition of the above development application ended on 6 October 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects

The Department requests that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. In addition, the Department requests that you provide a response to the issues outlined in **Attachment A**. Please provide your response by **4 November 2020**.

If you have any questions, please contact Joina Mathew, who can be contacted on 02 8275 1195/ at joina.mathew@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Witherdin'.

Anthony Witherdin
Director
Key Sites Assessments

as delegate for the Planning Secretary

Attachment A

1. Built Form

- a. Consider additional design criteria and guidelines for the proposed building envelopes to ensure:
 - the bulk and mass of future buildings is appropriate with respect to the emerging character of St Leonards and the existing character of Crows Nest
 - the potential impacts of the proposal on surrounding properties are appropriately mitigated.

This may include setting:

- a maximum percentage of development that could fill the proposed building envelopes
 - limits on floor plates, building depth and lengths
 - requirements to modulate and articulate the building mass along the length of Site A.
- b. Review the appropriateness of the proposed articulation zones, in particular:
 - justify the need for an articulation zone in addition to the articulation and modulation that can occur within the proposed building envelopes
 - clarify the design objectives and design criteria of any proposed articulation zone
 - confirm the dimensions and parameters of any proposed articulation zones.
 - c. Review and provide further justification for the proposed exceedance of the height of building standard and rooftop servicing zone for of Site B with consideration of:
 - consolidation of plant and building services to accommodate plants and other services within the height limit
 - application of clause 5.6 of the North Sydney LEP 2013.
 - d. Clarify how the Design Guidelines have responded to and incorporated the Design Excellence requirements of clause 6.19B of the North Sydney LEP 2013.
 - e. Provide further justification for the size, location and extent of signage zones and confirm how the zones would address the North Sydney DCP 2013 signage requirements. This should be supported by drawings with accurate size and dimensions of the proposed signage zones.

2. Parking and servicing

- a. Confirm the proposed number of:
 - bicycle parking spaces for employees, residents and visitors
 - car share spaces, including their intended location/ access (on-site / off-site)
 - motorcycle spaces for employees and residents
 - rolled-kerb servicing bays, noting the RtS states two, however, the swept path

analysis indicates an additional four parking spaces.

- b. Provide a response to Council's concern (raised in its EIS submission) regarding the provision of rolled-kerb servicing on Clarke Lane and the potential impact on pedestrian safety and amenity of the lane. This shall include evidence and documentation of further consultation with Council.
- c. Provide additional information on the use and management of the rolled-kerb / hardstand area to prevent casual parking / servicing outside of designated areas.

3. Flooding

- a. In addition to responding to EESG's submission, clarify the scope for which flooding and stormwater would be addressed by the proposed over station development and/or separately under the infrastructure approval (CSSI 7400).

4. Other matters

- a. Provide a revised/updated Design Excellence Strategy reflecting recent amendments to the terms of reference of the Sydney Metro Design Review Panel and any implications from the changed design and delivery of the project from the previous integrated station development strategy.
- b. In response to concerns raised about footpath widths, provide a comparison between the existing and likely footpath widths following the completion of the infrastructure approval (CSSI 7400).
- c. Confirm the predicted number of construction jobs (265 jobs) is accurate, noting the application form states 570 jobs.
- d. Provide revised concept drawings which include sufficient measurements and other information, including:
 - drawing number, revision, title and date, scale
 - the separation distance between Building A and B, and Building A and C
 - a key/plan indicating where the sections have been taken.