



Hugh Lawson
Acting Project Director
Sydney Metro City and Southwest
PO Box K659 HAYMARKET NSW 1240

cc. email: Yvette Buchli: Yvette.Buchli2@transport.nsw.gov.au

Dear Mr Lawson,

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

The exhibition of the Concept Development Application (SSD), including the environmental impact statement (EIS), for the above project closed on 8 February 2019. Submissions received by the Department during the exhibition of the project are available on the Department's website at: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9579

The SSD relies on the Crows Nest Sydney Metro Site Rezoning Proposal (Rezoning Proposal) which proposes amendments to the North Sydney Local Environmental Plan 2013 in relation to maximum height and floor space ratio, minimum non-residential floor space ratio, and "Design Excellence" provisions. We also note the SSD in its current form departs from the exhibited draft planning controls.

We note exhibition of the Rezoning Proposal also closed on 8 February 2019. Submissions received for the Rezoning Proposal are currently being considered by the Department's Urban Renewal team.

Having reviewed the submissions and the EIS for the SSD, key assessment issues identified are height and density, impacts to the "village" character of Crows Nest, inadequate public open space and infrastructure, traffic, car parking, overshadowing and other amenity impacts. The Department's detailed request for additional information to allow further assessment of the proposal will be made in due course in coordination with the rezoning process.

The Department requests a written response from the Applicant to the issues raised in agency and public submissions. However, we recommend the Applicant's Response to Submissions (RtS) be on hold until such time the rezoning proposal is finalised.

Note that under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Paula Bizimis on 9274 6254, or email at paula.bizimis@planning.nsw.gov.au.

Yours sincerely,

David McNamara
Director
Key Sites Assessments