



SM-18-00195695

09 November 2018

Ms Carolyn McNally
Secretary
Department of Planning & Environment
PO Box 39
Sydney NSW 2001

Dear Ms McNally,

Concept State Significant Development Application – Crows Nest Over Station Development

Reference is made to the request made by Sydney Metro on 24 August 2018 for issue of Secretary's environmental assessment requirements (SEARs) for the preparation of an Environment Impact Statement (EIS) to accompany a concept State Significant Development Application for the proposed over station development located above the approved Crows Nest Station in Crows Nest. The Secretary subsequently issued SEARs on 26 September 2018 for the project.

Sydney Metro has now prepared an EIS for the Crows Nest Over Station Development (OSD) in accordance with the requirements of the SEARs, and is lodging the concept State Significant Development Application, supported by the EIS for exhibition and assessment by the Department of Planning and Environment.

The concept proposal for Crows Nest includes development at the 3 sites above Crows Nest station. Four buildings are proposed on these sites with varying heights of 27 storeys, 17 storeys and 8 storeys. The concept proposes a mix of land uses including residential, commercial, tourist and visitor accommodation and social infrastructure.

Approval is being sought for building envelopes, maximum gross floor areas, land uses, subdivision (if required) and general development strategies to inform the future detailed design of the OSD. The building envelopes have been designed to allow buildings to sit above and be fully integrated with the Crows Nest station, forming a single Integrated Station Development.

Sydney Metro

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If you need further information or need to discuss the details of the concept State Significant Development Application, please do not hesitate to contact Sara Roach in the first instance on 0417 464 670 or Sara.Roach@transport.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Hugh Lawson". The signature is written in a cursive style with a large, prominent 'H'.

Hugh Lawson
Acting Project Director
Sydney Metro, City & Southwest

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