

We are the owners of 6-8 Falcon Street Crows Nest (being legally described as Lot 1 in Deposited Plan 314750).

We would like to note, we support a significant increase in permissible development density and building height for our property and adjoining properties, particularly taking into consideration the following:

- our property is located at the gateway to the proposed development precinct as depicted in diagram 5.3 “Combined Conceptual Strategy”
- our property enjoys a central location
- our property is in close proximity of the Crows Nest Metro Station (being only approximately 150 metres away)
- bus stop is ideally located at front of our property
- our property, in combination with the adjoining Woolworths supermarket property situated on the corner of Falcon Street and Alexander Street, provides an ideal opportunity for future high rise development given the following:
 - the combined site comprises only two (2) owners
 - the combined site is one of very few large properties in the study area, having a total site area in excess of 3,300 square metres
 - the combined site is a large regular shaped island site enjoying the benefit of four (4) street frontages, which provides an ideal opportunity to accommodate a future high rise development of high quality design which would not have a detrimental affect on the Willoughby Road village streetscape
 - the combined site is not characterised by any significant constraints
 - the combined site provides an interface with the “Pacific Highway Corridor” character area
 - the combined site enjoys a central location
 - the combined site is in very close proximity of the Crows Nest Metro Station (being only approximately 130 metres away)

We would also like to note the following errors which we identified in the “St Leonards & Crows Nest Station Precinct Preliminary Urban Design Analysis”:

- Diagram 3.6 “Strata Titled Properties” – the adjoining recently completed Woolworths Supermarket complex located on the corner of Falcon Street and Alexander Street in Crows Nest is shown as “more than 8 strata titles” (dark orange) – this is incorrect as the property is not strata title.
- Diagram 4.2 “Constraints – Built Form” – the adjoining recently completed Woolworths Supermarket complex located on the corner of Falcon Street and Alexander Street in Crows Nest is shown as “Properties with 8+ strata titles” (dark grey) – this is incorrect as the property is not strata title.
- Diagram 5.1 “Challenges” – part of the adjoining recently completed Woolworths Supermarket complex located on the corner of Falcon Street and Alexander Street in Crows Nest is shown as dark brown (which is not referenced in the Legend), however appears to have been extrapolated from old aerial imaging which is incorrect as a result of the recent redevelopment of the property.