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Director, Sydney Central Urban Renewal  
Dept. of Planning and Environment  
GPO Box 39 Sydney, 2001

Dear Sir/Madam,

**Re: Draft Rezoning Proposal for Crows Nest Metro Site**

I write as the owner of 390 Pacific Highway, which property is part of a formal agreement for the four contiguous sites 378, 382, 388 and 390 to act together. The neighbouring site of 400 Pacific Highway is also potentially a partner in these endeavours. While obviously motivated by self-interest, we are also desirous of an optimal outcome for the Metro station and the Crows Nest area.

I wish to suggest that consideration be given to provide easy access between the Western side of the Highway and the new Metro Station. The Pacific Highway imposes a significant barrier to the integrated development of the area so the goal of maximising retail and non-residential use on the Western side is less likely to be achieved. With the station 25 metres below ground, the opportunity exists to link the Western side via a tunnel under the Highway, possibly incorporating retail. Alternately a pedestrian bridge over the Highway would facilitate the movement of commuters and enable a more developed retail area. Such a bridge over the Highway exists at Gordon, however the Crows Nest bridge could be much improved on that design.

While implementation of a tunnel or bridge to link the Metro with the Western side of the Highway may be a commercial decision between the developer of the OSD and developer of a site on Western side, I would suggest the Concept Proposal include provision for this enhancement.

Yours Sincerely,



David Milston