

4th February 2019

Director Urban Renewal, Sydney Central
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Mr. Malcolm McDonald

RE: DRAFT PLANNING PACKAGE FOR ST. LEONARDS AND CROWS NEST 2036

Dear Sir,

Further to your correspondence dated 18 October 2018, we wish to advise that we are the owners of the property at 11-15 Alexander Street, Crows Nest.

As part of the Crows Nest community for the past 15 years, we have watched the popularity of the area increase for both local residents, businesses and visitors due to the services and lifestyle choices on offer however the development of the area to compliment these offerings, has stagnated over recent years to the extent that many parts of the suburb are now run down and unattractive which is not only be detrimental to the further progress of the area, but also detracts from the benefits of the new Metro station currently under construction and the considerable investment by the NSW State Government.

With respect to the Draft Planning document recently issued for the Crows Nest and St. Leonards area, we wish to express our concerns that this did not address the existing restrictive height limitations that are currently hampering development of many of the older properties and vacant land holdings in this area.

We understand that the parcel of land directly opposite our property, being the group of properties bounded by the "triangle" of Pacific Highway, Falcon Street and Alexander Street, is in the process of being approved for an 18-25 storey building which will create a significant height differential to the existing properties on Alexander Street which currently have a restrictive height limitation of only 10m.

We therefore request that consideration also be given to raising the heights limits on Alexander Street and down Falcon Street so as to provide a progressive increase in building heights along these thoroughfares leading up to the new gateway development on the Pacific Highway. This would allow for the redevelopment of these properties which would only compliment the other major developments under construction or planned for new area.

We trust that this matter will be given due consideration when finalising the future planning for the Crows Nest area.

Yours faithfully,



Robert Bushell & Dennis Hely
Casbah Nominees Pty.Ltd.
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