Australian Security Industry Association Limited

The peak body for security professionals

5 February 2019

Director, Sydney Central Urban Renewal
Department of Planning and Environment
GPO Box 39
Sydney
NSW2001

Dear Sir/Madam,

RE: St Leonards and Crows Nest Draft Planning Package
Proposed planning changes relating to the expansion of Hume Street Park

On behalf of the Australian Security Industry Association Limited (ASIAL) as owners of 41 Hume Street, Crows Nest, NSW we wish to make this submission registering our strong objection to the acquisition of our property as part of the proposed Hume Street Park expansion.

Located directly opposite the Southern end of Hume Street Car Park and the future entrance to the proposed Crows Nest Metro station, the Western frontage of 41 Hume Street consists of low rise commercial buildings. The eastern frontage of the property faces Hume Lane which is used as access to car parking, deliveries and garbage bins storage.

ASIAL is a not-for-profit organisation and the peak national body for security professionals in Australia. For more than 25 years ASIAL's national office has been based in Crows Nest. As a small business we have 14 employees, the majority of whom live in the Crows Nest area. Demonstrating our commitment to Crows Nest, in 2009, the Association purchased Security Industry House (41 Hume Street) as a permanent base for its members.

Should the proposed re-zoning of 41 Hume Street proceed, our concern is that we will be forced out of an area that we have operated from for close to three decades. In doing so it is likely that we will lose some of our employees, many of whom live locally and have been with us long-term.

Crows Nest's intrinsic character is a combination of small retailers, restaurants and small businesses. It would be a shame if this was lost and small businesses such as ours are sacrificed in any proposed new development.

The proposed location for open space in inappropriate as it will suffer from poor solar access, will create a hidden pocket of public space which will not have opportunities for passive surveillance and the Eastern edge will front onto unattractive car parking, garbage bins and delivery access. In addition, the proposed configuration will significantly lessen the desired activated building frontages with retail use facing onto the park. As a result the remaining parcels of land to the north and south of the expanded section of the park will become more difficult to develop.

One of the key aims of the Draft 2036 Plan is to maximise development and employment potential in proximity to the new Crows Nest Metro Station. Ignoring the need to optimise development potential in the area immediately adjacent to the Metro Station is poor urban design practice and a missed opportunity.

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Higher density development should be considered for building sites in Hume Street (to the East of the Park) and in Clarke Street (to the North of the Park). A floor space ratio of 5:1 and building height of up to 24 metres (as indicated in recent Council studies) would be appropriate and would maximise development potential close to the new Metro Station.

In closing, we strongly object to the proposed expansion plan for Hume Street Park and to the proposed acquisition of the building sites as part of the Hume Street Park expansion.

We recommend that:

- the land use recommendations in the draft 2036 Plan be revised to maintain Mixed Use development (B4 Mixed Use) along Hume Street.
- The Built Form recommendations in the Draft 2036 Plan be revised to allow 8 storeys in height and 5:1 floor space ratio for development along Hume Street.

We thank you for the opportunity of providing a submission and hope our comments will be considered by the DPE in the finalisation of the St Leonards and Crows Nest 2036 Plan.

Regards

Kevin McDonald
President

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