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Director Urban Renewal, Sydney Central  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001  
(Via email)

31 January 2019

Dear Sir/Madam

I have been the owner of a retail shop at  since 2003.

With the ongoing uncertainty about redevelopment, the strip of shops along the Pacific Highway has become very rundown and foot traffic has virtually disappeared. Business has become tough and I have had to significantly discount rents to attract tenants.

The Metro Station and associated redevelopment gives the opportunity for this trend to be reversed and the overall area to be revitalised. However, I feel that the proposed draft plans do not fully capitalise on this opportunity. More specifically:

- The new Metro Station and Metro Railway is a world class piece of infrastructure. It is a major investment by the Government to meet the housing and job needs of a rapidly growing population. The most logical place for redevelopment to occur is around the new Metro Stations. The Draft Plan provides limited changes around the Crows Nest Metro Station as compared to other Rail Stations (ie St Leonards where buildings around double the height of Crows Nest will be permitted);
- The Draft Plan should be amended to provide much greater density at Crows Nest (at least to a similar level as St Leonards) but at the same time ensuring that the village character of Willoughby Road is maintained. This is a major opportunity for the precinct around the Station and it would be sad to see the area remain undeveloped due to unnecessary constraints on development;

- Building form changes should occur over a wider area, particularly west of the Highway. This will also allow a better transition in height to be provided;
- It has been demonstrated by the Ingham Planning submission that a building of 21 storeys with an FSR of 8:1 can be accommodated at 360 Pacific Hwy without unreasonable impacts and in compliance with the Apartment Design Guide. This FSR is consistent with that proposed for the land directly opposite on the Pacific Hwy.

We appreciate the work you have undertaken to date and hope that the opportunity is not lost to develop Crows Nest Village into a vibrant and modern world class precinct.

