

CROWS NEST SYDNEY METRO SITE PROPOSED REZONING

The Department of Planning & Environment has prepared a Rezoning Proposal to facilitate an Integrated Station Development at Crows Nest Sydney Metro Station. The Rezoning Proposal applies to land owned by Sydney Metro shown on the map on this page.

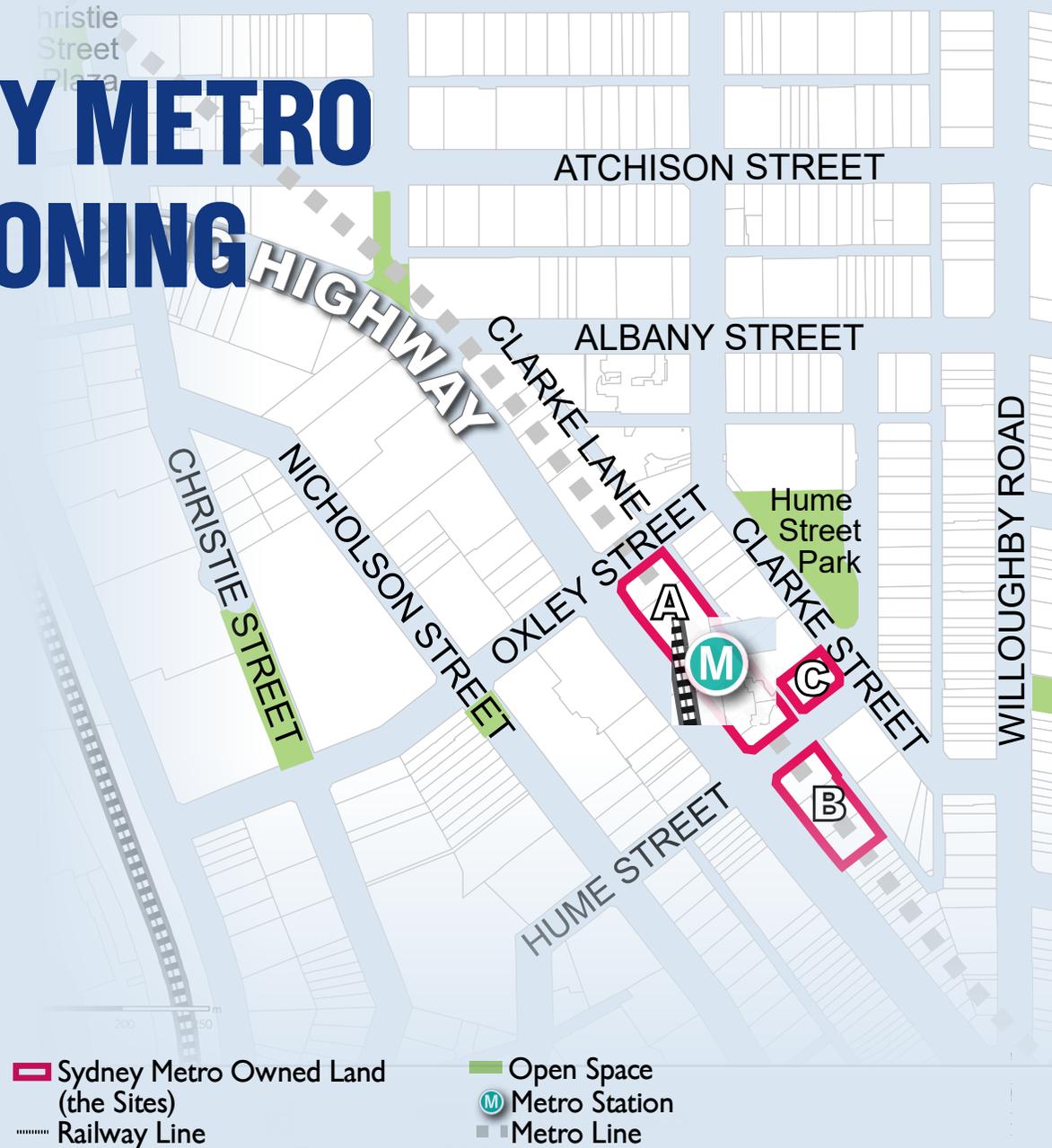
REASON FOR THE PROPOSED REZONING

Sydney Metro is a city shaping project which creates opportunities for transit-oriented development at new stations. The Rezoning Proposal will enable these opportunities at Crows Nest by increasing the height and density allowed on the Crows Nest Sydney Metro Station site. The Rezoning Proposal also encourages best practice design and response to local character with new considerations for future development on the site.

CHANGES TO BE MADE BY THE REZONING PROPOSAL

Proposed changes include:

- Increasing building heights to a maximum of 27 storeys.
- Introducing density controls for the site.
- Increasing the requirement for non-residential uses on the site to encourage more jobs.
- Introducing a design excellence clause to ensure best practice architectural, urban and landscape design.



Have your say

Feedback on the Rezoning Proposal is welcome



NEXT STEPS

The Rezoning Proposal and supporting technical documents are currently on exhibition. Feedback on all of these draft documents is welcome.

INTEGRATED STATION DEVELOPMENT

In parallel to the Rezoning Proposal, the Department is also assessing the first stage of a State Significant Development application for integrated station development at Crows Nest. The figure on this page shows the two processes in parallel.

Further details regarding the Crows Nest Sydney Metro State Significant Development can be found at:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9579



HAVE YOUR SAY

To view details of the Rezoning Proposal and share your views by lodging a formal submission:

Visit our website – www.planning.nsw.gov.au/stleonardscrowsnest

Details of drop-in sessions, where you can speak with Department staff about the Rezoning Proposal are also provided on our website.

More information

Vist: www.planning.nsw.gov.au/stleonardscrowsnest

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