

Community information session material

APPENDIX X



Welcome to this information session

Our staff will be happy to assist you



sydneymetro.info
1800 171 386

Revolutionising how we travel



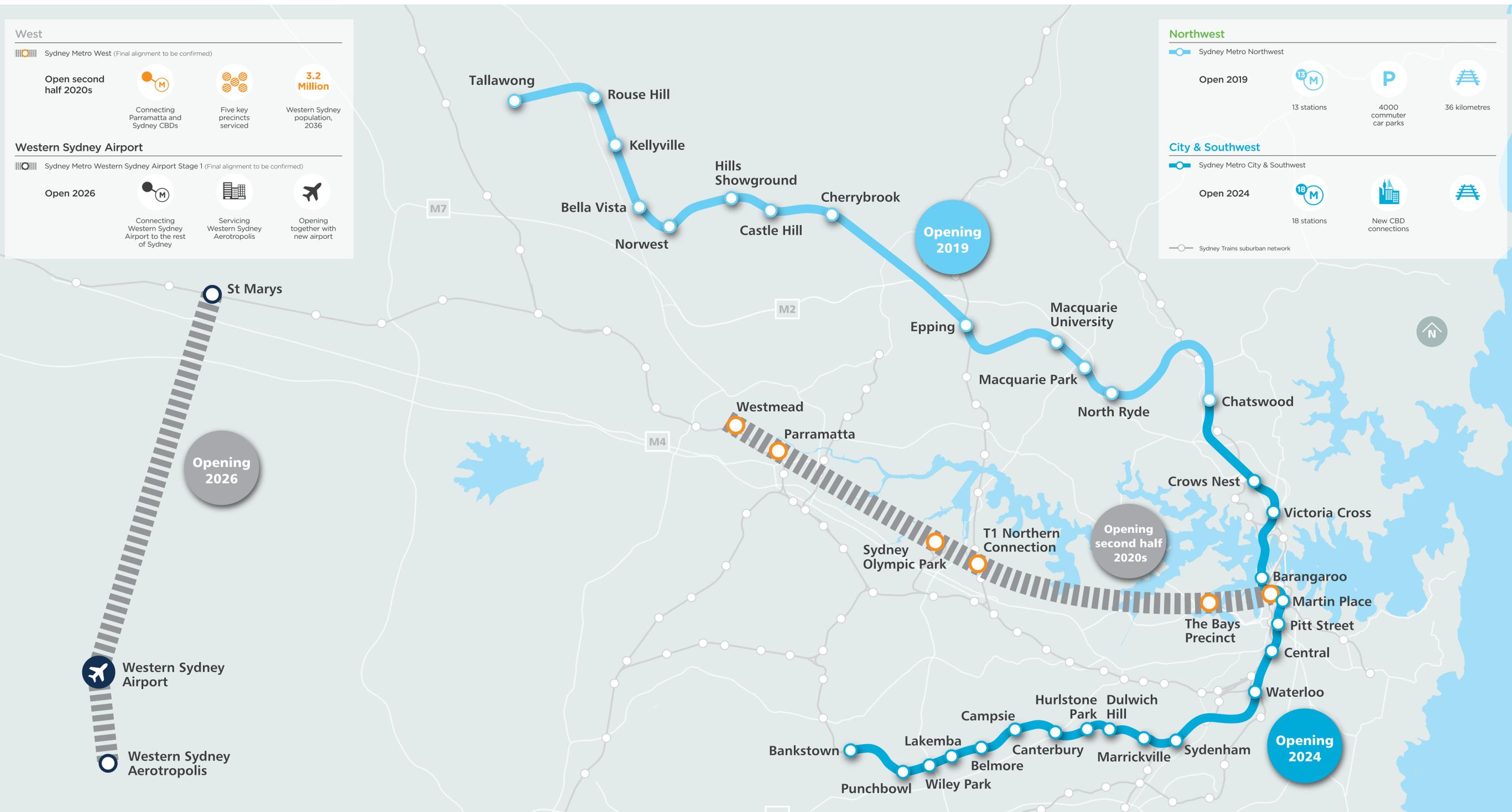
The customer is at the centre of the Sydney Metro rail product.

Key benefits

Metro delivers improved connectivity across multiple levels:

- moving more people faster than ever before
- fast and easy to change to trains, buses, ferries and light rail
- making it fast and easy to move around a growing city
- making a big city better connected
- aligning and integrating with other city-building transport projects
- opening up options for work, education, health care and much more
- taking the guesswork out of travel – no need to plan, just turn up and go.

The biggest urban rail project in Australian history



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 1800 171 386

Reimagining places

The Crows Nest integrated station development will create a new hub in the community that it will serve, with places for people to live, shop and play – and public spaces designed to encourage walking, cycling and social interactions.



Artist's impression of Crows Nest Station podium



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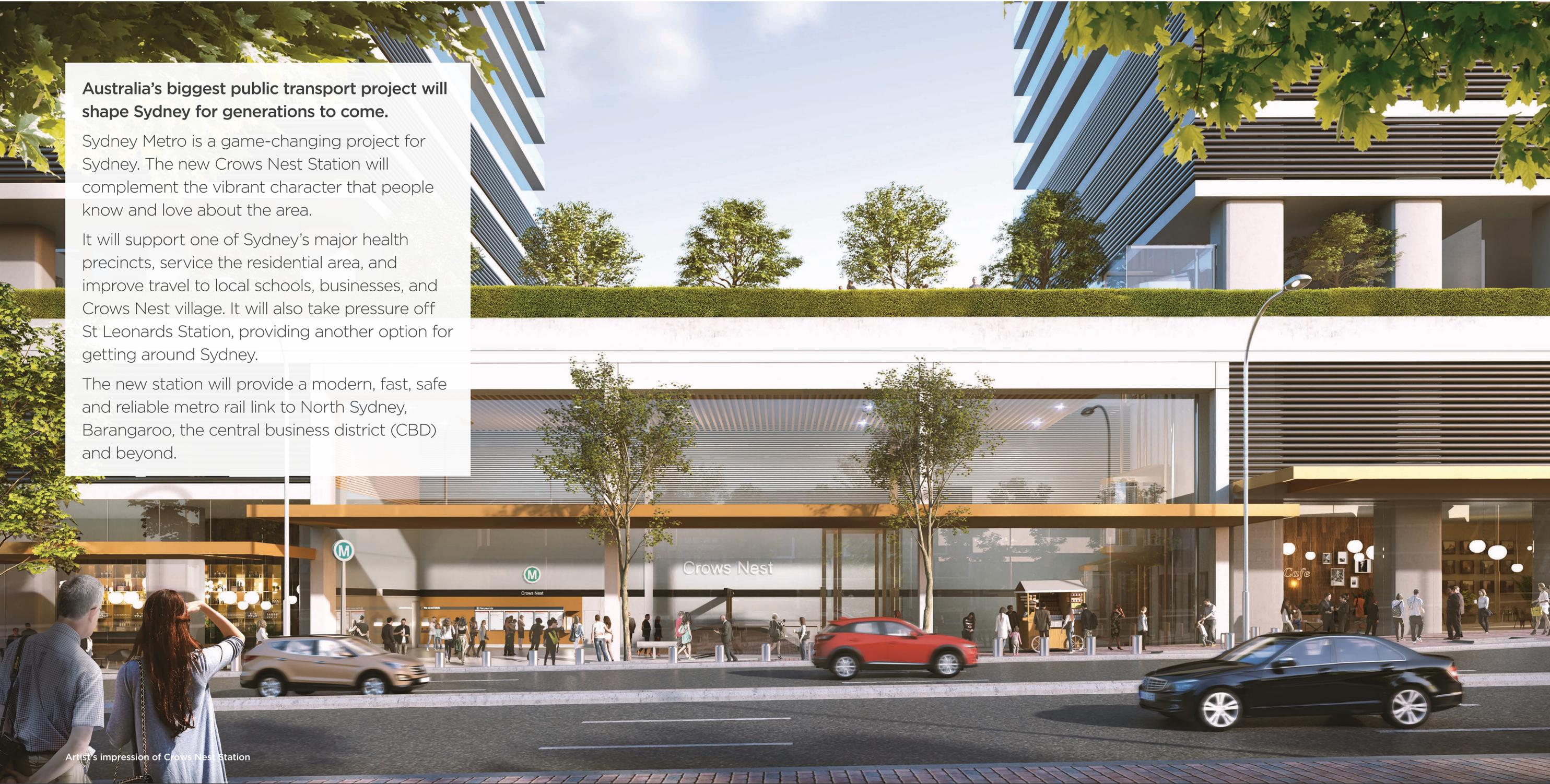
Shaping tomorrow's Sydney

Australia's biggest public transport project will shape Sydney for generations to come.

Sydney Metro is a game-changing project for Sydney. The new Crows Nest Station will complement the vibrant character that people know and love about the area.

It will support one of Sydney's major health precincts, service the residential area, and improve travel to local schools, businesses, and Crows Nest village. It will also take pressure off St Leonards Station, providing another option for getting around Sydney.

The new station will provide a modern, fast, safe and reliable metro rail link to North Sydney, Barangaroo, the central business district (CBD) and beyond.



Artist's impression of Crows Nest Station



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1800 171 386

Community feedback

Early engagement was used to collect community feedback on the Crows Nest integrated station development. This feedback has helped shape the design for the proposed buildings. The exhibition of the Environmental Impact Statement is an opportunity to provide a formal submission on the concept proposal.

More greenspace, community services and facilities are wanted

We have listened. Our specialist design team is drawing on international best practice, including from city-shaping projects such as Crossrail in the UK, to include innovative greenspace ideas and community facilities into the Crows Nest integrated station development.



Image courtesy of Nigel Young / Foster + Partners

Traffic congestion and parking are important to consider

The new metro station at Crows Nest will boost public transport, providing the community with another option for getting around Sydney.

Sydney Metro is more than just a public transport project – it's an investment in city-building that will not only make getting around our great city faster and easier, but will shape its future potential for generations to come. With this in mind, we're limiting parking spaces in the development to around 150, and will work with road authorities and the local council to minimise traffic impacts.



Shops and services like convenience stores, cafes and a gym would provide a positive contribution to the area

The buildings above Crows Nest Station will include retail spaces fronting Hume Street, Pacific Highway and Oxley Street, to activate the area.



More public infrastructure is needed

The new metro station at Crows Nest will deliver new public transport infrastructure to support the Crows Nest area.



Crows Nest Station will benefit the local area

Crows Nest Station is under construction and on track to open in 2024. Customers won't need a timetable – you'll just turn up and go. A new air-conditioned metro train will run at least every four minutes in the peak with direct access to major CBD stations, including Chatswood, Barangaroo and Martin Place.

- 4 Minutes to CHATSWOOD
- 5 Minutes to BARANGAROO
- 7 Minutes to MARTIN PLACE



Transport integration is important

Sydney Metro will provide improved interchange with bus, light rail, pedestrian and cycling networks, and provision of taxi, kiss and ride and bike parking facilities at key stations.



Taller buildings should be located near public transport and/or along the Pacific Highway

The proposed buildings will be located directly above the new metro station and along the Pacific Highway, separated from Willoughby Road by Hume Street Park. There will be short periods of overshadowing, at certain times of the year in the late afternoon, to minor areas of Ernest Place, Willoughby Road and Hume Street Park. A detailed overshadowing study will be completed as part of the EIS.

Sydney Metro is committed to working with the community to integrate the Crows Nest buildings and station into the local area, and is proposing buildings that provide an appropriate transition between the taller buildings in St Leonards and the existing low-rise character of Willoughby Road.



A hotel is a good idea

Sydney Metro acknowledges support for a hotel on the site and will continue to develop the option for one of the buildings to be either a hotel or commercial office building. We will work with the community and our development partner to determine the best use of the building for the local area during the detailed design phase.



Strategic planning should align with the NSW Department of Planning and Environment's Draft Precinct Plan

Sydney Metro has worked closely with the Department of Planning and Environment to align with their Crows Nest 2036 draft Plan, as well as the Greater Sydney Commission's North District Plan.



Bringing more employment to the area will assist the local economy

Sydney Metro will create access to more job opportunities, faster, more frequent and direct access to key employment centres.

The proposal aligns with the strategic objectives of the NSW Government to provide more jobs closer to home.



Excellence in design



New city icons

- Development that shapes Sydney's growth and identity
- Contributing to Sydney's reputation for design excellence
- Leaving a lasting legacy



Vibrant public places

- Welcoming and inclusive places for social and cultural interaction
- Opportunities to create places and buildings that celebrate Sydney's culture and values
- Contributing to the vibrant and accessible streets and open space around stations



Integrated and inclusive

- Maximising opportunities for land use and transport integration
- Meeting the increasing demand for well-located residential, commercial, retail and community precincts
- Contributing to economic growth through appropriate land use outcomes
- Supporting opportunities for the expansion, improvement and activation of public open spaces



Designed for the future

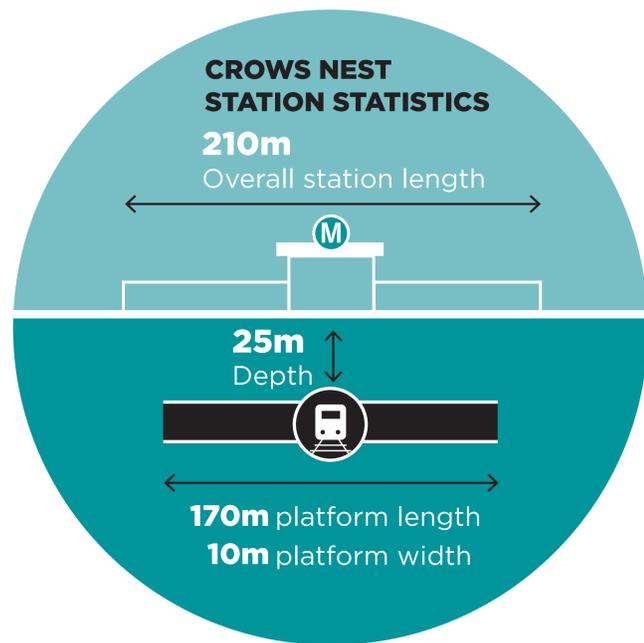
- Buildings and surrounding spaces will be of the highest quality, exceeding community expectations now and into the future
- New infrastructure and public spaces will be durable, hard wearing and easy to maintain
- Sustainability will be embedded into initiatives



Safety and accessibility

- Day and night time activation will make precincts vibrant, including safe access
- A sense of security will ensure people can see and be seen

Crows Nest Station



4 Minutes to **CHATSWOOD**

5 Minutes to **BARANGAROO**

7 Minutes to **MARTIN PLACE**

Crows Nest over station development concept proposal



Proposed building heights and uses

Sydney Metro has investigated a number of building options for the over station development above Crows Nest Station, as well as different land uses for the site.

This is in response to community feedback about the future urban environment envisaged for this area while also contributing to housing and job targets set for the area.

The proposed buildings provide an appropriate transition between the taller buildings of St Leonards and the existing low-rise character of Willoughby Road.

The Crows Nest over station development buildings have been designed to be in keeping with the surrounding area and current development proposals for the Crows Nest-St Leonards precinct, meaning the buildings will blend with the precinct skyline now and into the future.



A

Two 27-storey residential buildings with up to 350 new homes above the metro station



B

A 17-storey building which could be a hotel or a commercial office building



C

A new 8-storey commercial office building



Crows Nest over station development concept proposal

The Crows Nest integrated station development is made up of Crows Nest Station and a separate proposal for the over station development. The integrated approach means buildings can be completed close to when Sydney Metro City & Southwest services start in 2024.



10,250 people
Will move through Crows Nest Station in the morning peak



Around **900 permanent new jobs** in addition to jobs during construction and operation of the station



Up to **350 new homes**

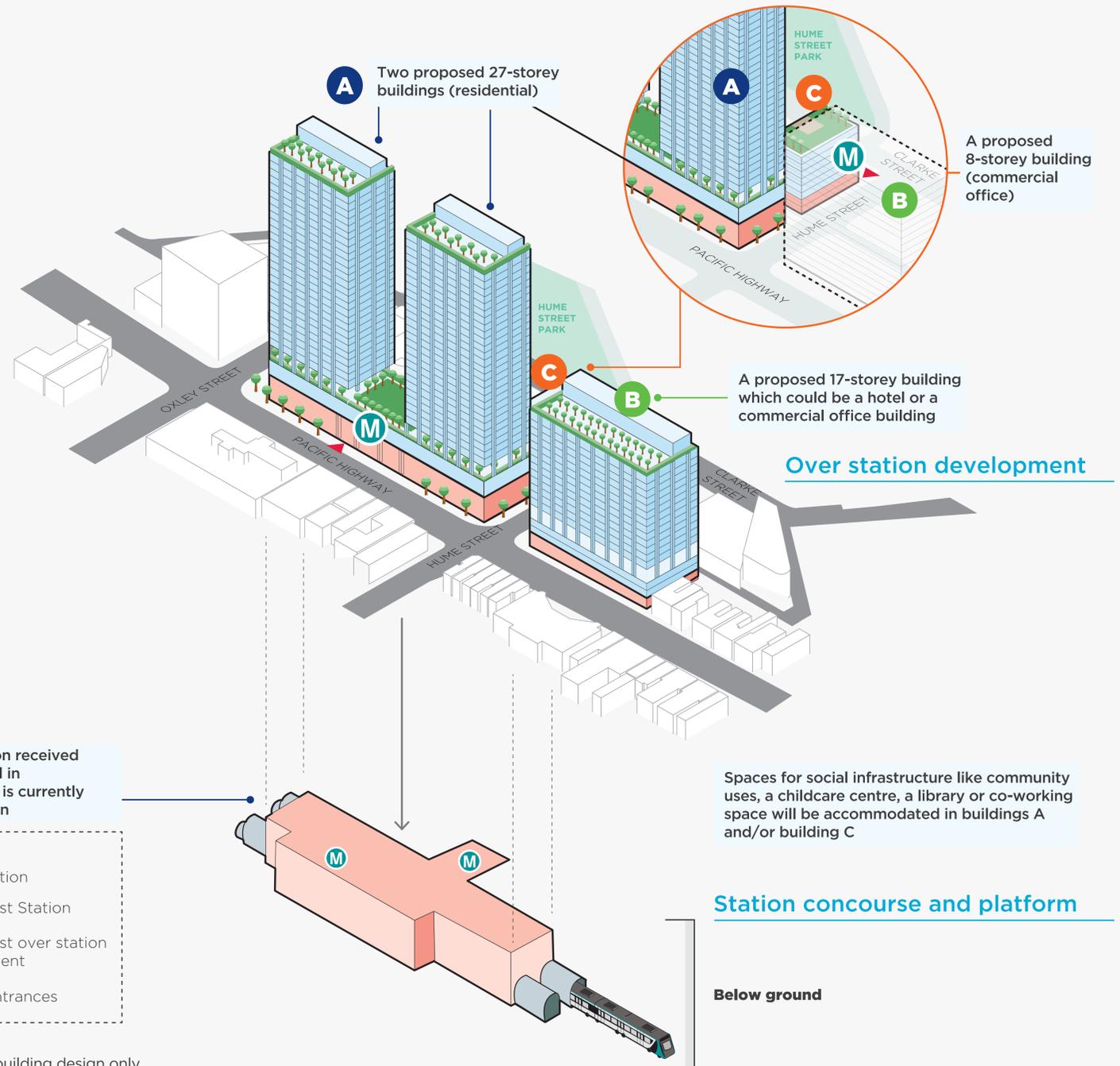
New spaces for community uses



New green spaces



Almost a **\$30 million** boost for the local economy



Crows Nest Environmental Impact Statement



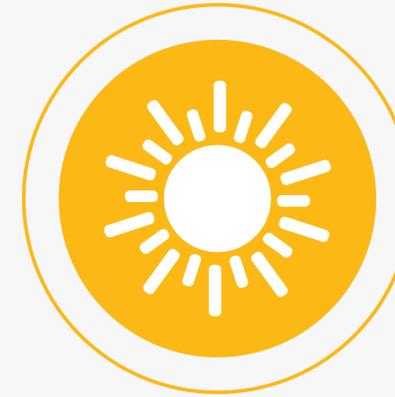
The building

- The proposed buildings will be designed to ensure an appropriate transition between the taller buildings in St Leonards and the existing low-rise character of Willoughby Road.
- The proposed over station development will include space for social infrastructure like community uses, a child care centre, a library or co-working space.
- These uses will be determined through further consultation with the community and North Sydney Council.



Views

- View sharing principles have been considered when designing the building envelopes and in most instances, views around the site will be maintained. The proposed buildings will change the view of some neighbouring buildings in keeping with the changing building context along the Pacific Highway in the Crows Nest-St Leonards area.



Overshadowing

- The buildings have been designed to minimise overshadowing to public spaces and sunlight will be largely maintained to public spaces, with overshadowing impacts limited to brief periods in the late afternoon to minor areas of Ernest Place, Willoughby Road and Hume Street Park.
- The building envelopes will result in some additional overshadowing to residential properties in the surrounding areas, generally limited to periods in the morning or afternoon.



Traffic impacts

- Traffic studies confirm there will not be any significant adverse impacts on the performance of the surrounding road network as a result of traffic generation from the Crows Nest over station development. Crows Nest Station will also reduce reliance on cars in the local area by promoting public and active transport options.

Crows Nest Environmental Impact Statement



Economic benefits

- The proposal will boost local employment opportunities by providing up to 20,600 square metres of space for office and/or hotel uses.
- The future development will provide around 900 permanent jobs in addition to jobs during construction and station operations.
- The over station development is expected to generate almost \$30 million of local retail spending annually, providing a boost to local food and beverage venues, retail outlets and local services.



Mitigation measures

Mitigation measures have been outlined to manage the impacts for each stage of future design development for the Crows Nest over station development.

These mitigation measures include:

- strategies to protect and enhance local heritage and ensure the development achieves a positive heritage outcome for the area
- implementing best practice sustainability initiatives during design and construction



Artist's impression of the new Crows Nest Station entrance

- measures to minimise noise and vibration through construction and once the buildings are in operation
- wind-tunnel testing to model wind and inform mitigation strategies
- an assessment of building façade treatments and their sun reflection potential on motorists and pedestrians
- development of strategies to mitigate potential privacy impacts on nearby residential apartments
- implementation of stormwater management measures to minimise flooding
- adherence to recommendations in the traffic impact assessment to mitigate traffic impacts
- waste management strategies
- site accessibility provisions
- preparation of a Construction Environmental Management Framework to identify and mitigate construction impacts – including noise, vibration, dust and traffic
- adherence to the principles outlined in the design excellence strategy, including a design that demonstrates quality and best practice against international standards.

The planning process

What is a concept approval?

The concept State Significant Development application is the first stage in the planning assessment process.

This stage of the approval process includes an assessment of the building envelopes, land uses and potential environmental impacts, including height and possible impacts on neighbouring land. The concept application does not seek consent for any construction or other physical work.

The next stage is to refine and develop the design, including the final architecture of the buildings. This is called a detailed State Significant Development application. Following a competitive tender process, Sydney Metro will select a development partner to build the development who will prepare and submit the detailed State Significant Development application.

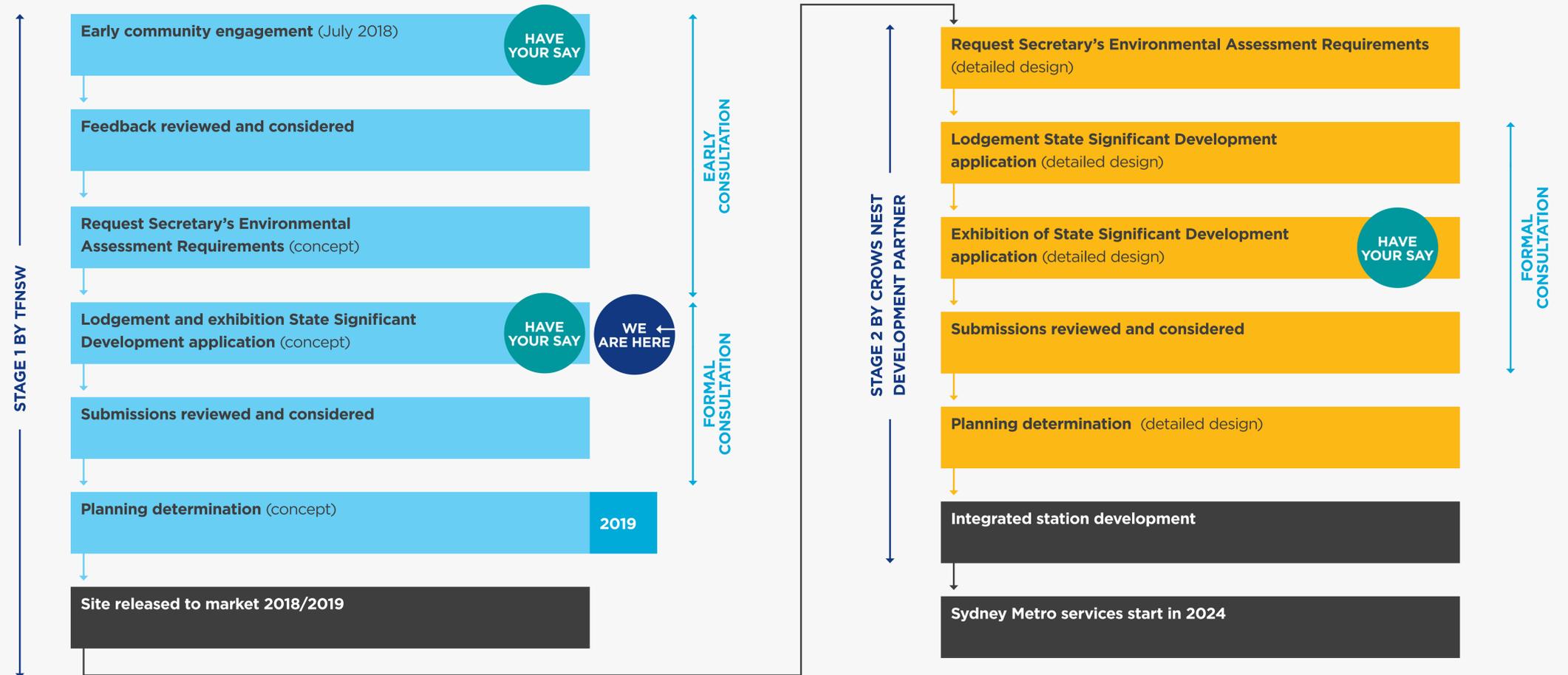
Strategic planning for Crows Nest and St Leonards

The NSW Department of Planning and Environment started a strategic planning investigation in 2016 and a draft planning package has been developed for the precinct to guide future development and infrastructure delivery over the next 20 years.

The Environmental Impact Statement for the Crows Nest over station development outlines how the proposal is consistent with the strategies and objectives of relevant state, regional and local planning policies.

The Department of Planning and Environment's draft planning package for Crows Nest and St Leonards is on exhibition until 8 February 2019.

To find out more visit: planning.nsw.gov.au/plans-for-your-area.



Have your say

The community, government agencies and project stakeholders can make a submission on one or both of the concept State Significant Development applications to the NSW Department of Planning and Environment.

At the end of exhibition, the Department will collate submissions and publish them on its website.

It is the NSW Department of Planning and Environment's policy to also place a copy of your submission on their website. If you do not want your name made available to Sydney Metro, or to appear on the Department's website, please clearly state this in your submission.

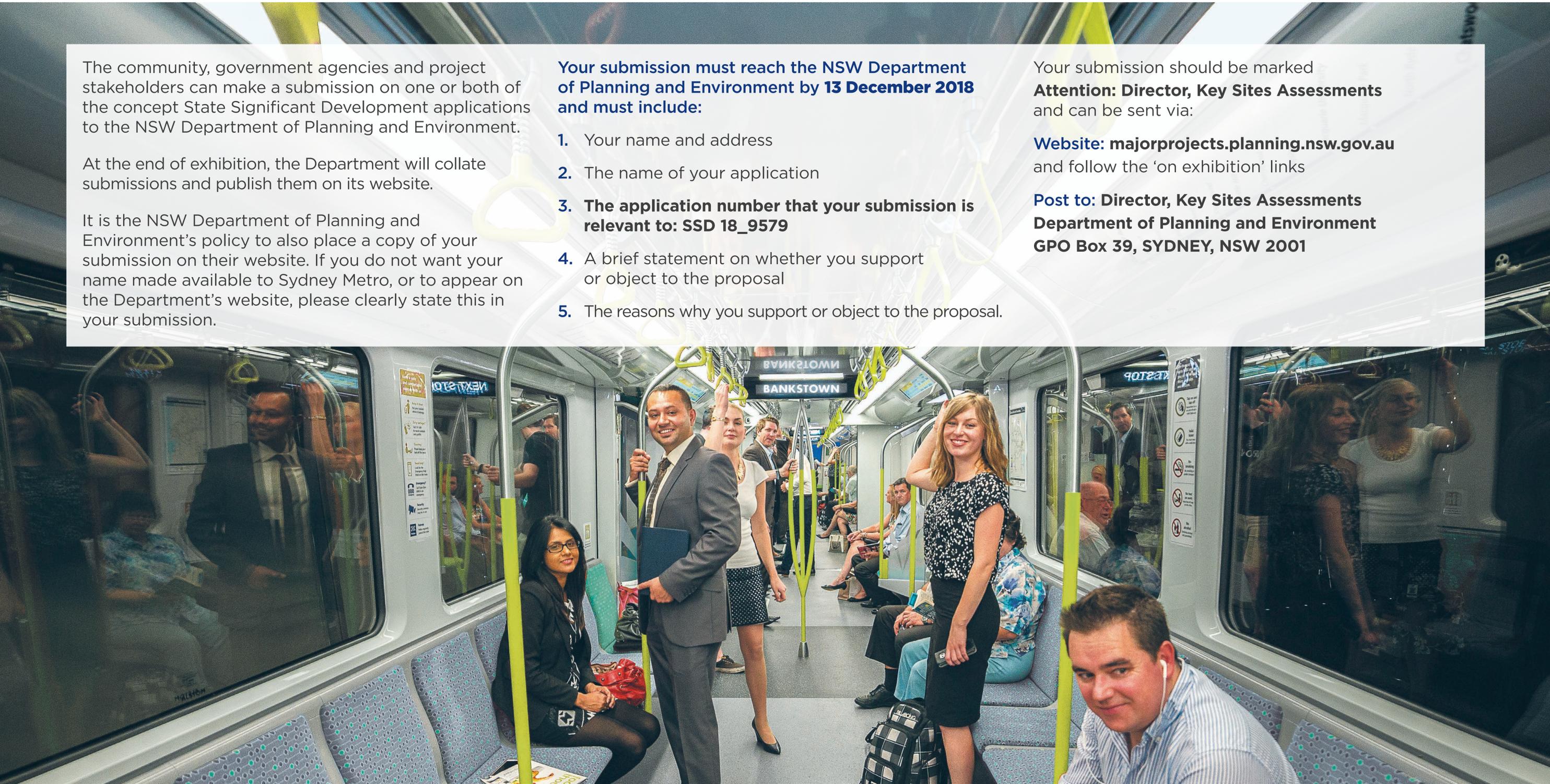
Your submission must reach the NSW Department of Planning and Environment by 13 December 2018 and must include:

1. Your name and address
2. The name of your application
3. **The application number that your submission is relevant to: SSD 18_9579**
4. A brief statement on whether you support or object to the proposal
5. The reasons why you support or object to the proposal.

Your submission should be marked **Attention: Director, Key Sites Assessments** and can be sent via:

Website: majorprojects.planning.nsw.gov.au and follow the 'on exhibition' links

Post to: Director, Key Sites Assessments
Department of Planning and Environment
GPO Box 39, SYDNEY, NSW 2001



Contact us

Keeping in touch

For more information visit our website sydneymetro.info or contact us via



1800 171 386 24-hour community information line



sydneymetro@transport.nsw.gov.au



Sydney Metro, PO Box K659,
Haymarket, NSW 1240



Translating and Interpreting Service

If you require the services of an interpreter, please contact the **Translating and Interpreting Service on 131 450** and ask them to call **Sydney Metro on 1800 171 386**. The interpreter will then assist you with translation.

আপনার, একজন দোভাষীর (ইন্টারপ্রেটার) সেবা-সাহায্য আবশ্যক হলে, অনুগ্রহ করে ১৩১ ৪৫০ নং এ ট্রান্সলেটিং এন্ড ইন্টারপ্রেটিং সার্ভিস এর সাথে যোগাযোগ করুন, এবং ১৮০০ ১৭১ ৩৮৬ নং এ সিডনী মেট্রো কে কল করতে তাদের বলুন। তখন অনুবাদ/ভাষান্তরে, দোভাষী আপনাকে সাহায্য করবে।

如果您需要翻译服务, 请致电131 450 翻译和口译服务, 让他们打1800 171 386 给悉尼地铁, 翻译员然后将帮助您进行翻译。

Εάν χρειάζεστε τις υπηρεσίες διερμηνείας, παρακαλείσθε να επικοινωνήσετε με την Υπηρεσία Μεταφραστών και Διερμηνέων στο 131 450 και ζητήστε τους να καλέσουν το Sydney Metro στο 1800 171 386. Ο διερμηνέας θα σας βοηθήσει στη μετάφραση.

통역서비스가 필요하시면, 번역 및 통역 서비스 (Translating and Interpreting Service) 전화 Translating and Interpreting Service on 131 450 에 연락하시어 Sydney Metro 전화 1800 171 386 에 연결해달라고 요청하십시오. 통역관이 통역을 도와 드릴 것입니다.

إذا كنتم بحاجة إلى خدمات مترجم, يرجى الاتصال بخدمة الترجمة الكتابية والشفهية على الرقم 131 450 واطلبوا منهم الاتصال بمترو سيدني على الرقم 1800 171 386. وبعد ذلك سيقوم المترجم بمساعدتكم في الترجمة.

Nếu quý vị cần dịch vụ thông dịch viên, xin liên lạc Dịch vụ Thông Phiên Dịch (Translating and Interpreting) ở số 131 450 và yêu cầu gọi Sydney Metro ở số 1800 171 386. Sẽ có thông dịch viên giúp cho quý vị việc thông dịch.

यदि आपको दुभाषिए की सेवाओं की जरूरत है, तो कृपया अनुवाद एवं दुभाषिया सेवा (Translating and Interpreting Service) से 131 450 पर संपर्क करें और उन्हें सिडनी मेट्रो 1800 171 386 पर कॉल करने का निवेदन करें। फिर दुभाषिया अनुवाद में आपकी मदद करेंगी।

Если Вам необходима помощь переводчика, свяжитесь, пожалуйста, с переводческой службой Translating and Interpreting Service по телефону 131 450 и попросите их соединить Вас с Сидней Метро (Sydney Metro) по номеру 1800 171 386. Затем переводчик поможет вам с переводом.

Artist's impression of Crows Nest Station



sydneymetro.info
1800 171 386



Crows Nest Over Station Development

CONCEPT STATE SIGNIFICANT DEVELOPMENT APPLICATION
ENVIRONMENTAL IMPACT STATEMENT OVERVIEW

NOVEMBER 2018

Sydney Metro is Australia's biggest public transport project. This new stand-alone railway will deliver 31 metro stations and 66 kilometres of new metro rail, revolutionising the way Australia's biggest city travels. Joining other great global mass transit development initiatives, the NSW Government has identified stations on the Sydney Metro system which can be better integrated with the areas around them, creating world-class places that will shape our city's future.

Crows Nest Station has been identified as a prime location for an integrated station development to strengthen the Crows Nest-St Leonards precinct as a strategic centre for jobs, homes, education and health in Sydney's north.

The integrated station development is made up of Crows Nest Station and a separate proposal for an over station development above the new station. The Crows Nest integrated station development is located between the Pacific Highway and Clarke Street, to the south of Oxley Street.

The Crows Nest integrated station development will connect people with a world-class metro system, new jobs and some of Sydney's key destinations just minutes away.

The over station development will deliver community facilities, new homes and green spaces. Locals will have access to shops, restaurants and commercial office space on their doorstep, as well as the potential for a new hotel.

As the new metro station is built underground, the buildings could be built above it at the same time. This helps reduce community impacts, and allows for the over station development to be completed close to when Sydney Metro City & Southwest services start in 2024.

Sydney Metro received planning approval for Crows Nest Station in January 2017, and is now seeking a concept State Significant Development approval for the over station development.

This overview document highlights key features of Sydney Metro and the concept for the over station development above Crows Nest Station. It also summarises community engagement to date, and important elements of the Environmental Impact Statement for the over station development.

The full concept State Significant Development application can be downloaded from majorprojects.planning.nsw.gov.au and sydnymetro.info.



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Crows Nest

Sydney Metro would like to acknowledge the ancestors and spirits of this great land and pay our respect to the Elders past and present. We acknowledge the Aboriginal people as the Traditional Custodians of this land and extend this respect to all Aboriginal and Torres Strait Islander peoples.

Premier's Message



Sydney Metro is one of the great global infrastructure projects of our times, not only revolutionising the way we get around our great city but also revitalising its potential for decades to come.

This world-scale investment will be a catalyst for growth well into the 21st century – mirroring the city-shaping projects of the great Dr JJC Bradfield of 100 years ago, which have served us so well, like the Sydney Harbour Bridge and the underground city railway line.

Today, as Sydney Metro rapidly takes shape, the community can look forward to a new rail service with unprecedented convenience for customers. With a turn up and go service, the new metro will bring improved liveability for Crows Nest and its surrounds.

Join us as we build tomorrow's Sydney.

Gladys Berejiklian MP
Premier of New South Wales

Minister's Message



Sydney's transformation is well and truly underway.

Australia's biggest public transport project is unlocking the potential of the nation's biggest city right before our eyes – 31 stations, 66 kilometres of new metro rail – on a scale comparable to anything being delivered around the world right now.

Sydney Metro is more than just a new mass transit system for tomorrow's Sydney; it's an investment in city-building and nation-building that will not just make getting around our great city faster and easier, but will shape its future potential for generations to come.

Welcome to tomorrow's Sydney.

Andrew Constance MP
Minister for Transport and Infrastructure



The customer is at the centre of the Sydney Metro rail product.



The success of the Sydney Metro program of works relies not only on the step-change which comes with a new-generation metro rail service, but also on its effective integration into Greater Sydney.

The customer is at the centre of the metro rail product; Sydney Metro is delivering a level of transport service never before seen in Australia, but common in global cities.

Revolutionising how we travel

Sydney Metro will evolve with the city it will serve for generations to come.

Global Sydney's population will pass 6 million by 2036; an extra 1.7 million people will progressively move into Australia's biggest city, which will support an extra 840,000 jobs and 680,000 homes.

Sydney Metro will make it easier and faster to get around, boosting economic productivity by bringing new jobs and new educational opportunities closer to home.

Designed with customers at their centre, stations will be quick and easy to get in and out of; trains will be fast, safe and reliable; and technology will keep customers connected at every step of the journey.

A catalyst for growth, Sydney Metro will integrate with new communities and transform existing suburbs and economic centres. Services will start in 2019. Welcome aboard Australia's biggest public transport project.

Key benefits

Metro delivers improved connectivity across multiple levels:

- moving more people faster than ever before
- fast and easy to change to trains, buses, ferries and light rail
- making it fast and easy to move around a growing city
- making a big city better connected
- aligning and integrating with other city-building transport projects
- opening up options for work, education, health care and much more
- taking the guesswork out of travel – no need to plan, just turn up and go.

The biggest urban rail project in Australian history

Northwest
 Sydney Metro Northwest

Open 2019

- 13 stations
- 4000 commuter car parks
- 36 kilometres

City & Southwest
 Sydney Metro City & Southwest

Open 2024

- 18 stations
- New CBD connections
- 30 kilometres, including under Sydney Harbour

West
 Sydney Metro West (Final alignment to be confirmed)

Open second half 2020s

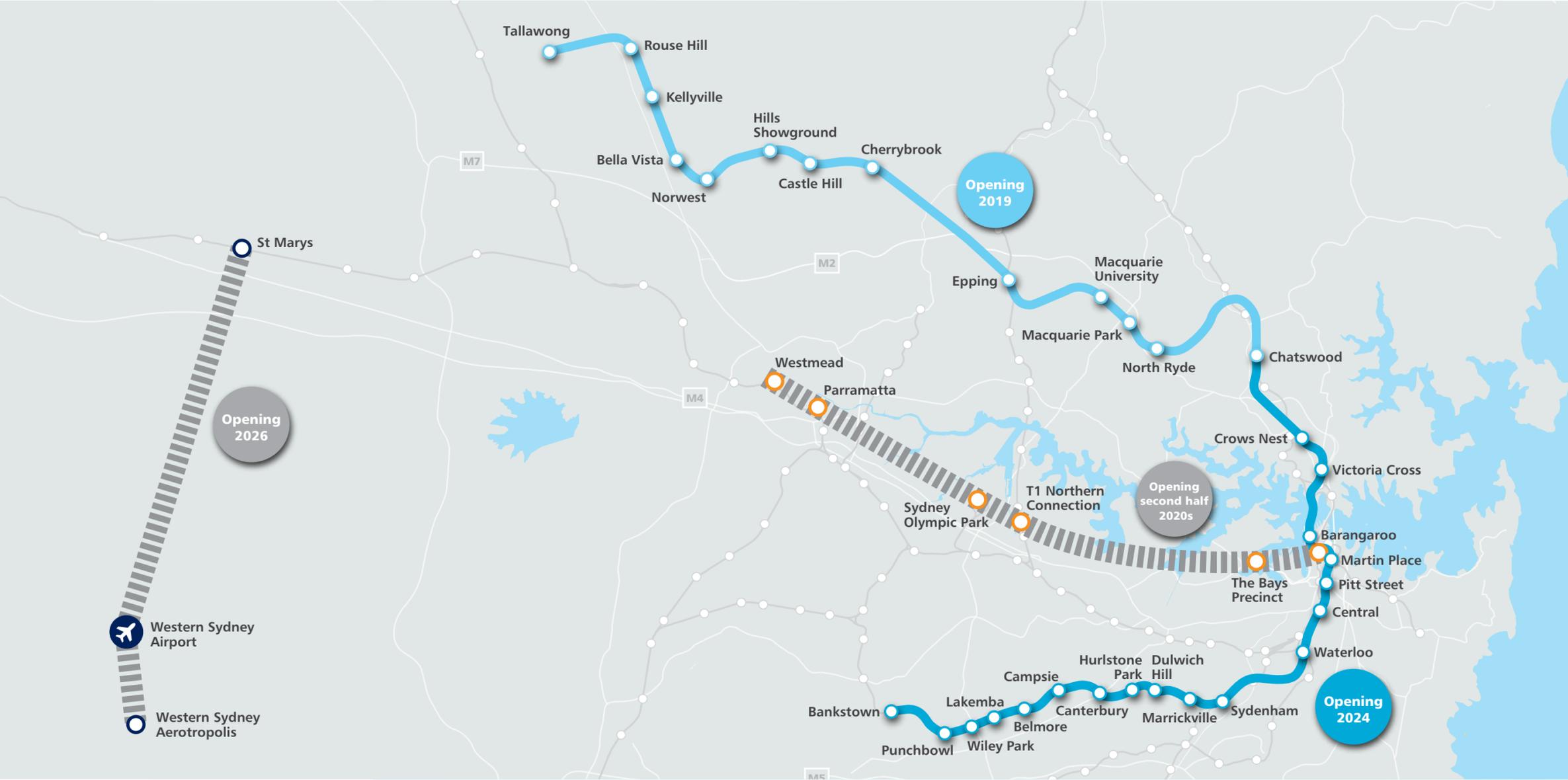
- Connecting Parramatta and Sydney CBDs
- Five key precincts serviced
- 3.2 Million Western Sydney population, 2036

Western Sydney Airport
 Sydney Metro Western Sydney Airport Stage 1 (Final alignment to be confirmed)

Open 2026

- Connecting Western Sydney Airport to the rest of Sydney
- Servicing Western Sydney Aerotropolis
- Opening together with new airport

— Sydney Trains suburban network



Reimagining places

Shaping a vibrant place

The Crows Nest integrated station development will create a new hub in the community that it will serve, with places for people to live, work, shop and play – and public spaces designed to encourage walking, cycling and social interactions.

The proposal for the Crows Nest integrated station development will deliver integrated transport and development along the strategic corridor of the Pacific Highway. This will strengthen the community, build local employment, attract visitors, workers and investment, and add to the liveability of the local area.

A new international standard of place

In building a new metro station for Crows Nest an exciting opportunity exists to integrate global best practice and innovative thinking to create a sense of place.

Our specialist design team is drawing inspiration from some of the most memorable city shaping projects, including Crossrail in the UK. This includes ideas for innovative community and green spaces as part of the Crows Nest integrated station development.

The Crows Nest integrated station development will bring together community and retail facilities, open spaces, footpaths, buildings and other public spaces to invite greater interaction between people to foster healthier, more social and economically viable communities.

Supporting and developing the local community

The local community is the focal point in planning, designing and managing the public spaces within the Crows Nest integrated station development.

Sydney Metro will continue to work closely with the community on how best to deliver precincts that are thriving, welcoming hubs for everyone to enjoy.

Shaping tomorrow's Sydney

Australia's biggest public transport project will shape Sydney for generations to come

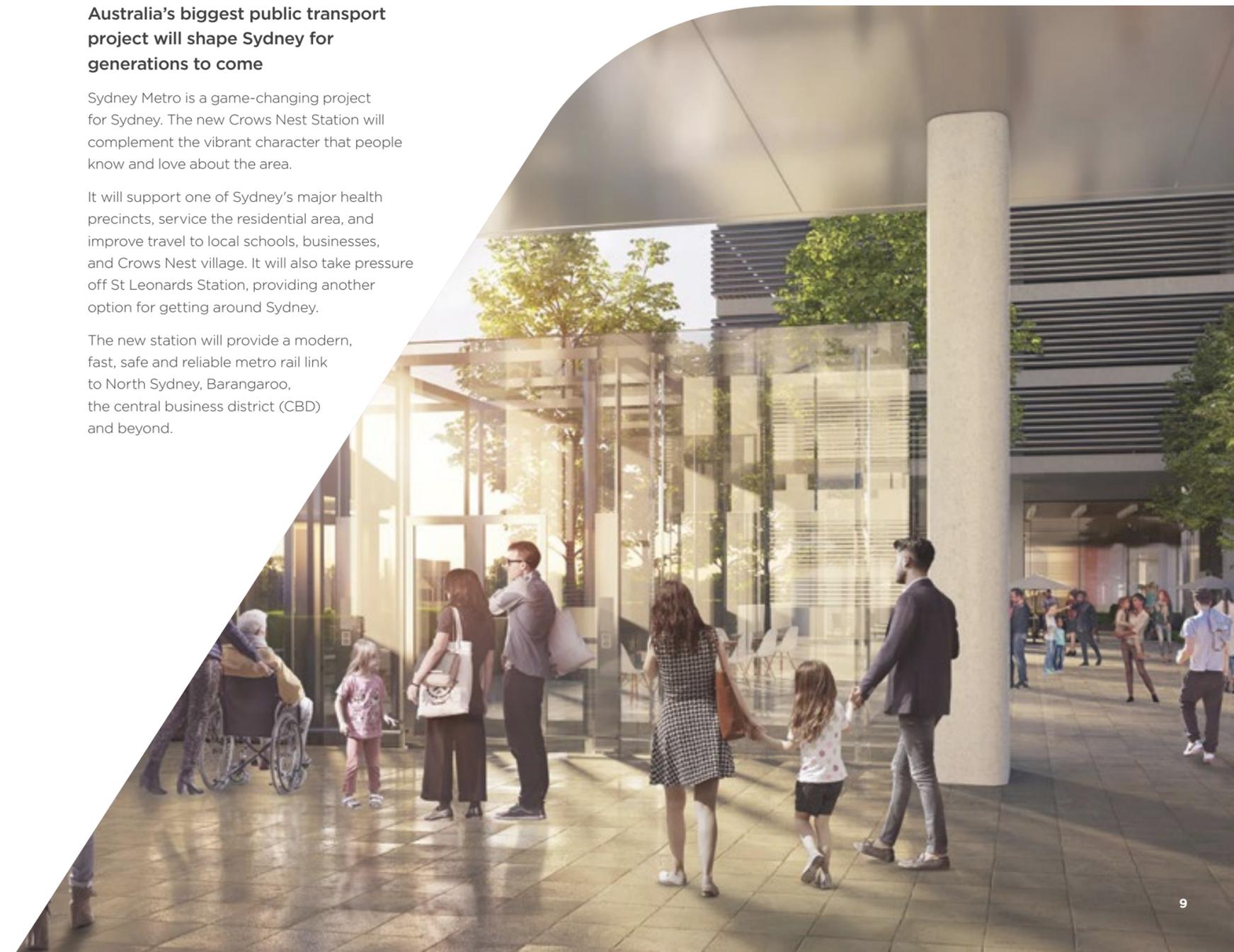
Sydney Metro is a game-changing project for Sydney. The new Crows Nest Station will complement the vibrant character that people know and love about the area.

It will support one of Sydney's major health precincts, service the residential area, and improve travel to local schools, businesses, and Crows Nest village. It will also take pressure off St Leonards Station, providing another option for getting around Sydney.

The new station will provide a modern, fast, safe and reliable metro rail link to North Sydney, Barangaroo, the central business district (CBD) and beyond.

“ A new accommodation hotel in Crows Nest would boost the local economy through more jobs and more local spending. Ultimately a strong local economy is going to ensure Crows Nest remains a vibrant hub with an abundance of lifestyle and retail offerings for residents and visitors alike. ”

Carol Giuseppi, CEO of Tourism Accommodation Australia



Artist's impression of Crows Nest Station entrance

Working with the community

Planning for Crows Nest Station has been informed by ongoing community engagement.



Community consultation

In July 2018, the community was invited to participate in early engagement for the Crows Nest integrated station development.

The Sydney Metro team delivered 6800 invitations to the local community for four community information sessions.

Feedback from the community during and after these sessions is captured on pages 12 and 13.

Sydney Metro will continue to work with stakeholders and the community to ensure they are informed about the project and have opportunities to provide feedback to the project team.

How we connected with you

- held local community information sessions
- met with local community groups
- visited neighbouring properties
- delivered information flyers
- advertised in local and Sydney wide newspapers
- sent emails to our registered database
- posted on social media

In July 2018,

482 people visited information sessions about the Crows Nest integrated station development

259 people made written submissions

88 people completed an online survey.



Community feedback

Early engagement was used to collect community feedback on the Crows Nest integrated station development.

This feedback has helped shape the design for the proposed buildings.

The exhibition of the Environmental Impact Statement is an opportunity to provide a formal submission on the concept proposal. Details on how to have your say can be found on pages 28 and 29.

More greenspace, community services and facilities are wanted

We have listened. Our specialist design team is drawing on international best practice, including from city-shaping projects such as Crossrail in the UK, to include innovative greenspace ideas and community facilities into the Crows Nest integrated station development.



Image courtesy of Nigel Young / Foster + Partners

Traffic congestion and parking are important to consider

The new metro station at Crows Nest will boost public transport, providing the community with another option for getting around Sydney.

Sydney Metro is more than just a public transport project – it's an investment in city-building that will not only make getting around our great city faster and easier, but will shape its future potential for generations to come. With this in mind, we're limiting parking spaces in the development to around 150, and will work with road authorities and the local council to minimise traffic impacts.



Shops and services like convenience stores, cafes and a gym would provide a positive contribution to the area

The buildings above Crows Nest Station will include retail spaces fronting Hume Street, Pacific Highway and Oxley Street, to activate the area.



More public infrastructure is needed

The new metro station at Crows Nest will deliver new public transport infrastructure to support the Crows Nest area.



Crows Nest Station will benefit the local area

Crows Nest Station is under construction and on track to open in 2024. Customers won't need a timetable – you'll just turn up and go. A new air-conditioned metro train will run at least every four minutes in the peak with direct access to major CBD stations, including Chatswood, Barangaroo and Martin Place.

- 4 Minutes to CHATSWOOD
- 5 Minutes to BARANGAROO
- 7 Minutes to MARTIN PLACE

A new metro train every **4 minutes** in the peak

10 minutes in the off peak

2 minutes under the city in both directions (ultimate capacity)

Transport integration is important

Sydney Metro will provide improved interchange with bus, light rail, pedestrian and cycling networks, and provision of taxi, kiss and ride and bike parking facilities at key stations.



Taller buildings should be located near public transport and/or along the Pacific Highway

The proposed buildings will be located directly above the new metro station and along the Pacific Highway, separated from Willoughby Road by Hume Street Park. There will be short periods of overshadowing, at certain times of the year in the late afternoon, to minor areas of Ernest Place, Willoughby Road and Hume Street Park. A detailed overshadowing study will be completed as part of the EIS.

Sydney Metro is committed to working with the community to integrate the Crows Nest buildings and station into the local area, and is proposing buildings that provide an appropriate transition between the taller buildings in St Leonards and the existing low-rise character of Willoughby Road.



A hotel is a good idea

Sydney Metro acknowledges support for a hotel on the site and will continue to develop the option for one of the buildings to be either a hotel or commercial office building. We will work with the community and our development partner to determine the best use of the building for the local area during the detailed design phase.



Strategic planning should align with the NSW Department of Planning and Environment's Draft Precinct Plan

Sydney Metro has worked closely with the Department of Planning and Environment to align with their Crows Nest 2036 draft Plan, as well as the Greater Sydney Commission's North District Plan.



Bringing more employment to the area will assist the local economy

Sydney Metro will create access to more job opportunities, faster, more frequent and direct access to key employment centres.

The proposal aligns with the strategic objectives of the NSW Government to provide more jobs closer to home.



Over station development

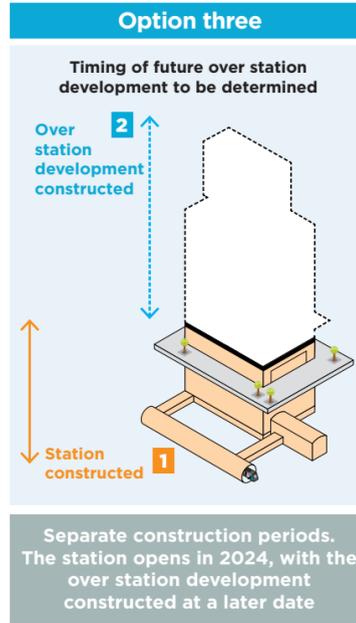
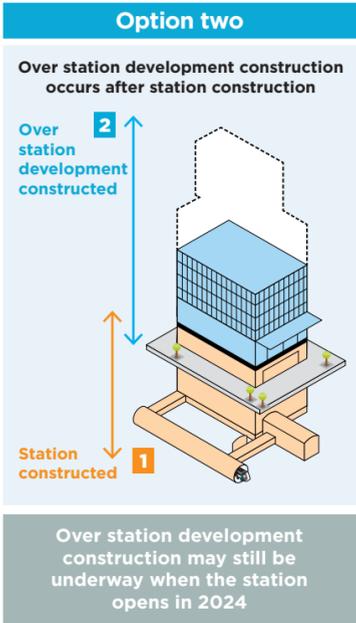
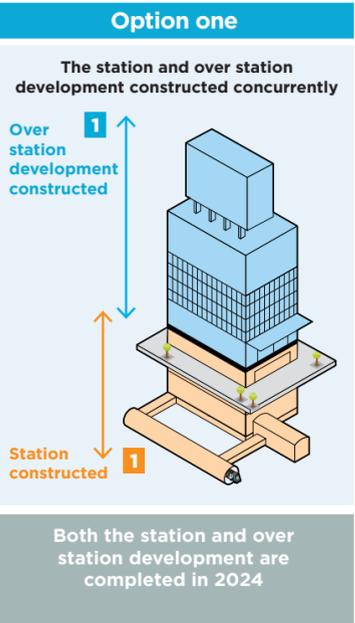
The Crows Nest integrated station development is made up of Crows Nest Station and a separate proposal for buildings above the new over station development.

As the new metro station is built underground, the over station development could be built above it at the same time. This helps reduce community impacts and the length of time required to deliver the benefits of the Crows Nest integrated station development. The metro station has been designed so that work on the over station development can start while the station construction is underway. This integrated approach means the buildings can be completed close to when Sydney Metro City & Southwest services start in 2024.

Staging

Three possible staging options were identified for delivery of the over station development in relation to the metro station below:

- Option one** – the station and over station development are constructed at the same time by building the transfer slab first and then building both the underground station and the over station development above. Both the station and over station development would be completed in 2024.
- Option two** – the station is constructed first and ready for operation in 2024. Over station development construction occurs after station construction is completed. This means that over station development construction is likely to still be underway upon opening of the station in 2024.
- Option three** – the station is constructed first and ready for operation in 2024. The over station development is staged, with timing yet to be determined. This creates distinct construction periods for the station and over station development.



Excellence in design

Design excellence principles will support the placemaking and urban design requirements of integrated station developments.



New city icons

- Development that shapes Sydney's growth and identity
- Contributing to Sydney's reputation for design excellence
- Leaving a lasting legacy

Vibrant public places

- Welcoming and inclusive places for social and cultural interaction
- Opportunities to create places and buildings that celebrate Sydney's culture and values
- Contributing to the vibrant and accessible streets and open spaces around stations

Integrated and inclusive

- Maximising opportunities for land use and transport integration
- Meeting the increasing demand for well-located residential, commercial, retail and community precincts
- Contributing to economic growth through appropriate land use outcomes
- Supporting opportunities for the expansion, improvement and activation of public open spaces

Designed for the future

- Buildings and surrounding spaces will be of the highest quality, exceeding community expectations now and into the future
- New infrastructure and public spaces will be durable, hard wearing and easy to maintain
- Sustainability will be embedded into initiatives

Safety and accessibility

- Day and night-time activation will make precincts vibrant, including safe access
- A sense of security will ensure people can see and be seen

The Crows Nest integrated station development

The Crows Nest integrated station development will join mass transit developments around the world where stations are fully integrated with the areas around them, creating vibrant public places for everyone to enjoy.

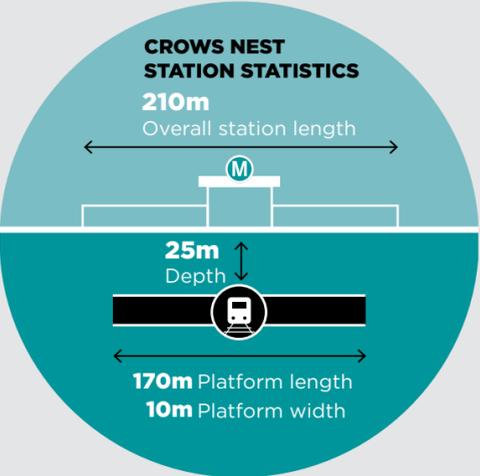
Separated from the shopping and dining precinct of Willoughby Road by Hume Street Park, the new integrated station development will boost productivity and increase accessibility of Crows Nest.

00:04
A train every four minutes in the peak - with ultimate capacity for a train every two minutes in each direction

- 4** Minutes to **Chatswood**
- 5** Minutes to **Barangaroo**
- 7** Minutes to **Martin Place**

Nearby transport interchanges

- B** Bus
- Walking**
- Cycling**
- Taxi**
- Kiss and ride**



500m walking distance to Sydney Metro

Crows Nest over station development concept proposal

Proposed and approved buildings being delivered in the immediate area by unrelated parties

Proposed Crows Nest over station development

Proposed building heights and uses

Sydney Metro has investigated a number of building options for the over station development above Crows Nest Station, as well as different land uses for the site.

This is in response to community feedback about the future urban environment envisaged for this area while also contributing to housing and job targets set for the area.

The proposed buildings provide an appropriate transition between the taller buildings of St Leonards and the existing low-rise character of Willoughby Road.

The Crows Nest over station development buildings have been designed to be in keeping with the surrounding area and current development proposals for the Crows Nest–St Leonards precinct, meaning the buildings will blend with the precinct skyline now and into the future.



A

Two 27-storey residential buildings with up to 350 new homes above the metro station



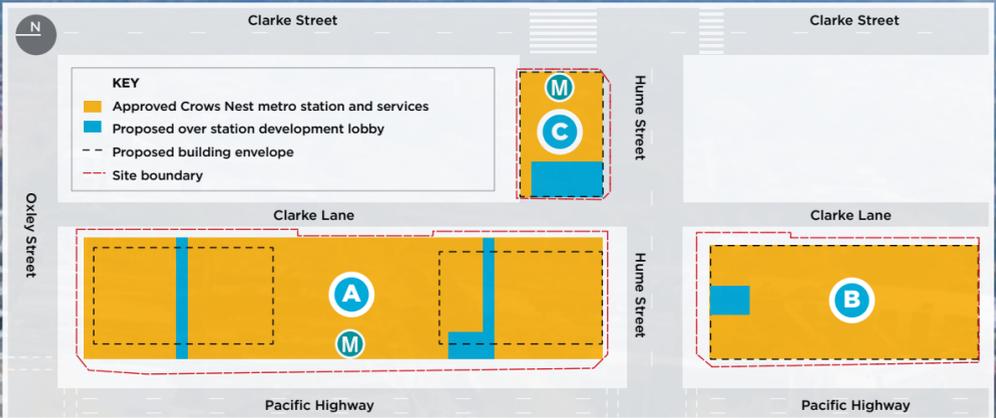
B

A 17-storey building which could be a hotel or a commercial office building



C

A new 8-storey commercial office building





10,250 people
Will move through Crows Nest Station in the morning peak



Around **900 permanent new jobs** in addition to jobs during construction and operation of the station



Up to **350 new homes**



New spaces for community uses



New green spaces



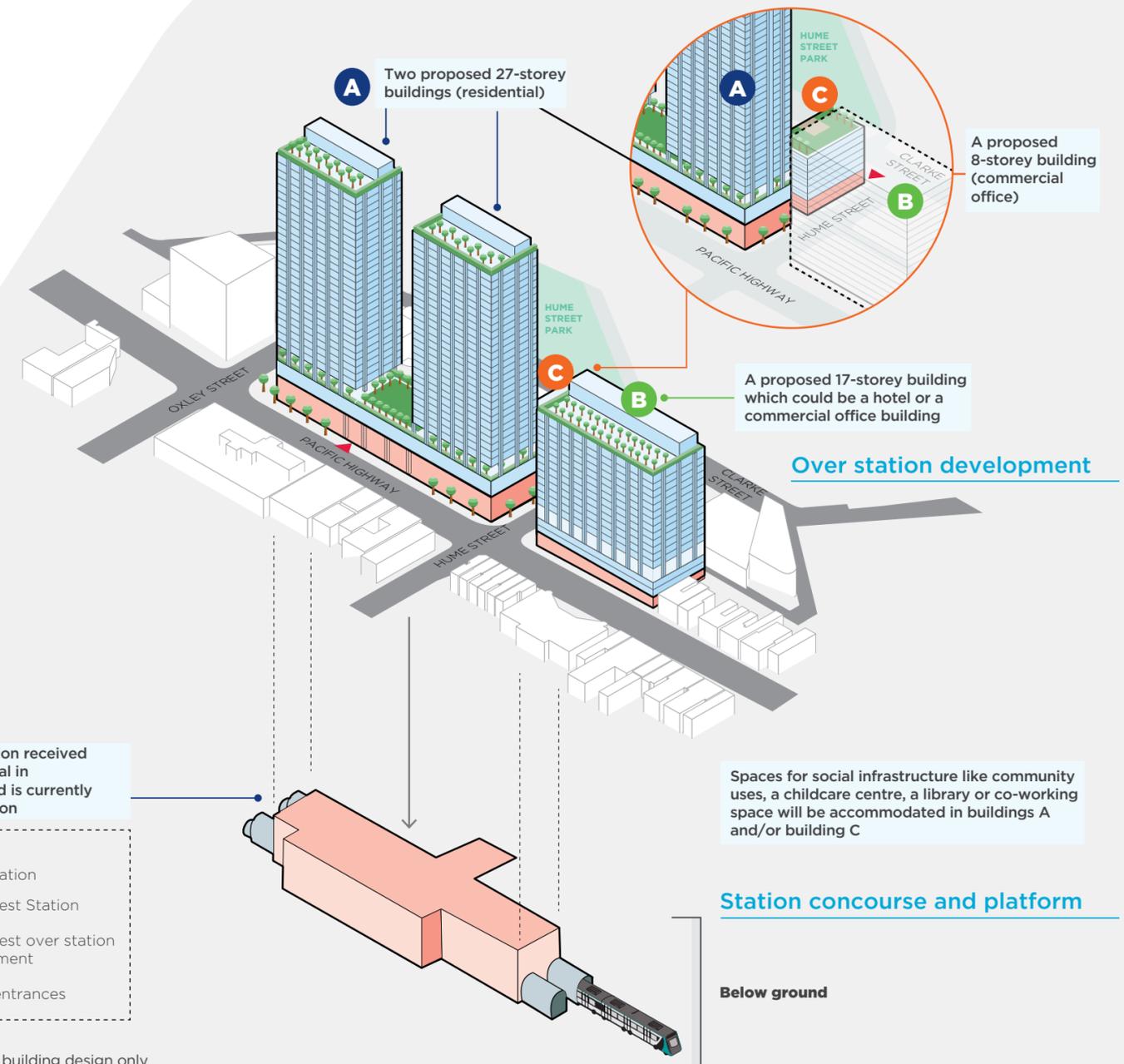
Almost a **\$30 million** boost for the local economy

A new metro station at Crows Nest provides an opportunity to create a modern precinct that services the community's needs. The concept for the over station development includes four buildings across three sites - two residential buildings, a commercial office building and a building that could be either a hotel or commercial offices. The concept proposal now also includes community uses and green space, as a direct result of early community engagement.

All four buildings will integrate with the local urban area while recognising the changing face of this vibrant community. The new buildings will provide new jobs in the area, a mix of new housing opportunities and easy access to two major hospitals and specialist rooms.

The Crows Nest integrated station development is made up of Crows Nest Station and a separate proposal for the over station development. The integrated approach means buildings can be completed close to when Sydney Metro City & Southwest services start in 2024.

The station concourse and platform will be underground. Customers will be able to access the station entries from the Pacific Highway and Clarke Street.



What is the Environmental Impact Statement about?

The buildings and the location

The proposed buildings will be located directly above Crows Nest Station along the Pacific Highway, separated from Willoughby Road by Hume Street Park. These buildings will have a mix of residential apartments, community uses, commercial office space and a potential hotel.

The proposed buildings will be designed to ensure an appropriate transition between the taller buildings in St Leonards and the existing low-rise character of Willoughby Road.

Building materials and architectural elements for all buildings will be considered and developed as part of the future detailed design.

The concept proposal is for:

- Two 27-storey residential buildings with up to 350 new homes. The lower levels of these buildings include provisions for car parking, and plant and equipment for the operation of Crows Nest Station and the residential buildings.
- One eight-storey commercial office building inclusive of two levels of Crows Nest Station plant and equipment.
- One 17-storey building inclusive of two levels of Crows Nest Station plant and equipment. This building could be a hotel with about 260 hotel rooms and conference facilities, or a commercial office building.

The proposed over station development will include space for social infrastructure like community uses, a child care centre, a library or co-working space.

These uses will be determined through further consultation with the community and North Sydney Council.

Planning approval was granted for Crows Nest Station in January 2017, which includes retail spaces within the station building that will face on to Hume Street, the Pacific Highway and Oxley Street. Refer to page 19 to see the layout of the buildings.

Traffic and transport

Traffic studies confirm there will not be any significant adverse impacts on the performance of the surrounding road network as a result of traffic generation from the Crows Nest over station development. Crows Nest Station will also reduce reliance on cars in the local area by promoting public and active transport options.

Parking spaces within the development will be limited to around 150 and the Sydney Metro team will work with road authorities and the local council to minimise traffic impacts.

Transport integration

Active transport improvements will be delivered as part of the Crows Nest Station approval, including bicycle parking facilities at station entrances, kiss and ride and taxi bays and public domain improvements like pedestrian crossings and cycle links. The bus stop on Pacific Highway will be retained and wayfinding signage will be installed in and around the station to assist customers to navigate between transport modes.

The local economy and social impact

The proposal will boost local employment opportunities by providing up to 20,600 square metres of space for office and/or hotel uses.

The future development will provide around 900 permanent jobs in addition to jobs during construction and station operations.

The over station development is expected to generate almost \$30 million of local retail spending annually, providing a boost to local food and beverage venues, retail outlets and local services.

Businesses within the over station development and the surrounding area will benefit from access to a larger labour market and suppliers, and a positive impact on productivity through the connectivity that metro will provide.

Combined with Crows Nest Station, benefits for the local community from the over station development include increased retail services and recreational facilities, greater access to employment locally and in other areas of Sydney, and improved connectivity to family and friends.

Views

The over station development will act as a visual landmark for Crows Nest Station and the building envelopes will align with controls proposed by the NSW Department of Planning and Environment, as part of their draft planning package for Crows Nest and St Leonards.

View sharing principles have been considered when designing the building envelopes and in most instances, views around the site will be maintained. The proposed buildings will change the view of some neighbouring buildings in keeping with the changing building context along the Pacific Highway in the Crows Nest–St Leonards area.



Overshadowing

The building envelopes will be appropriately set back from adjoining properties and will align with controls proposed by the NSW Department of Planning and Environment, as part of their draft planning package for Crows Nest and St Leonards.

The buildings have been designed to minimise overshadowing to public spaces and sunlight will be largely maintained to public spaces, with overshadowing impacts limited to brief periods in the late afternoon to minor areas of Ernest Place, Willoughby Road and Hume Street Park.

The building envelopes will result in some additional overshadowing to residential properties in the surrounding areas, generally limited to periods in the morning or afternoon.

Under the relevant planning controls, new buildings are not required to fully maintain sunlight to adjoining and nearby properties, and changes are in keeping with the building context along the Pacific Highway in the Crows Nest-St Leonards area.

Impacts outlined are for mid-winter. At other times of the year, when the sun sits higher in the sky, periods of overshadowing will be shorter.

Apartments located at 400 and 402-420 Pacific Highway will experience additional overshadowing in the morning and early afternoon until about 1.30pm.

Some residential properties in Wollstonecraft, between Lithgow, Oxley, Lamont and Nicholson streets will also experience periods of additional overshadowing between 9am-12.30pm.

Heritage

The Crows Nest over station development design seeks to protect built heritage by ensuring that the proposed development will not adversely affect surrounding heritage items.

The St Leonards Centre at 2 Ernest Place and the Higgins Building at 366-376 Pacific Highway are the only listed heritage items in the immediate vicinity of the Crows Nest over station development.

The Crows Nest over station development is not located within a Heritage Conservation Area.

Specific provisions have been included in the Crows Nest over station development design guidelines to ensure the building design will be sympathetic to neighbouring heritage items.

Environmental sustainability

The concept proposal includes a sustainability strategy outlining best practice environmental targets and performance measures including energy efficient lighting and devices, energy and water monitoring systems, the use of recycled building materials and the use of responsible construction practices.

Wind

Wind speeds at all ground level locations are considered appropriate for pedestrian comfort and safety. Wind mitigation measures will be considered in the detailed design phase to ensure any impacts are minimised.

Noise and vibration

An acoustic assessment has been undertaken which demonstrates that noise and vibration impacts both to and from the buildings can be sufficiently mitigated and that the proposal is capable of meeting relevant acoustic criteria. The acoustic performance of the buildings will be considered further as part of the detailed design.

Public art

A public art strategy has been developed and opportunities for public art installations will be considered during detailed design to add to the cultural and civic qualities of the area. Public art will be commissioned based on standards of excellence and innovation, integrity of work and relevance to the site contexts.

Public art will be included at Crows Nest Station and in the over station development.

The Environmental Impact Statement also considers a number of other environmental aspects including:

- air quality
- streetscape and public domain
- integration with Sydney Metro infrastructure
- impact on rail infrastructure
- transport and accessibility
- parking and pedestrian impacts
- design excellence
- air space for Sydney Airport
- utilities, infrastructure and services
- stormwater and flooding
- construction impacts
- crime prevention through environmental design.

Mitigation measures

Mitigation measures have been outlined to manage the impacts for each stage of future design development for the Crows Nest over station development.

These mitigation measures include:

- strategies to protect and enhance local heritage and ensure the development achieves a positive heritage outcome for the area
- implementing best practice sustainability initiatives during design and construction
- measures to minimise noise and vibration through construction and once the buildings are in operation, including reducing noise at the loading docks, acoustic treatment required for plant and equipment, and apartment orientation and design
- wind-tunnel testing to model wind and inform mitigation strategies
- an assessment of building façade treatments and their sun reflection potential on motorists and pedestrians
- development of strategies to mitigate potential privacy impacts on nearby residential apartments
- implementation of stormwater management measures
- adherence to recommendations in the traffic impact assessment to mitigate traffic impacts
- waste management strategies

- site accessibility provisions
- preparation of a Construction Environmental Management Framework to identify and mitigate construction impacts - this will include measures to mitigate noise, vibration, dust and traffic
- adherence to the principles outlined in the design excellence strategy, including a design that demonstrates quality and best practice against international standards.



The planning process

What is a concept approval?

The concept State Significant Development application is the first stage in the planning assessment process.

This stage of the approval process includes an assessment of the building envelopes, land uses and potential environmental impacts, including height and possible impacts on neighbouring land. The concept application does not seek consent for any construction or other physical work.

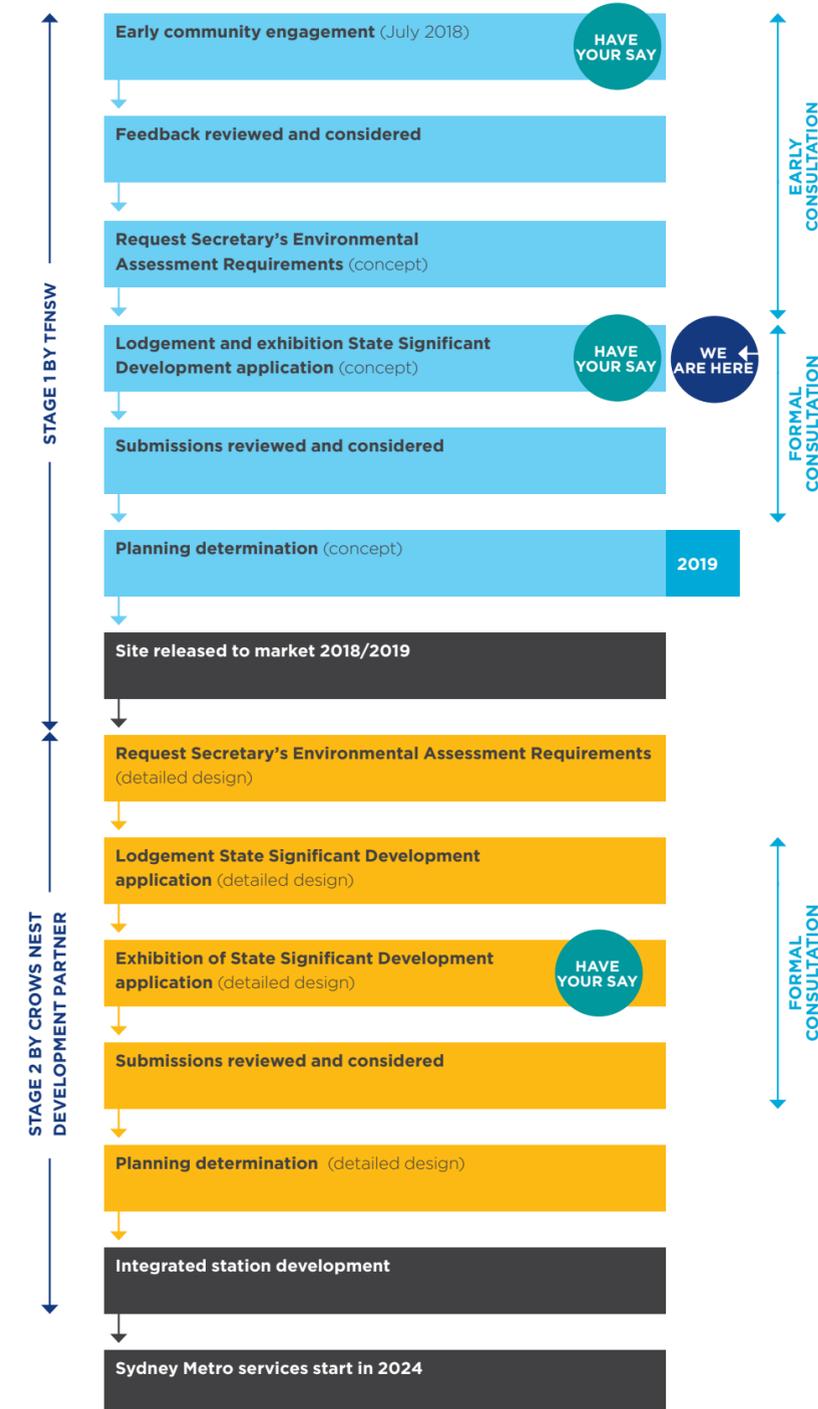
The next stage is to refine and develop the design, including the final architecture of the buildings. This is called a detailed State Significant Development application. Following a competitive tender process, Sydney Metro will select a development partner who will prepare and submit the detailed State Significant Development application.

Strategic planning for Crows Nest and St Leonards

The NSW Department of Planning and Environment started a strategic planning investigation in 2016 and a draft planning package has been developed for the precinct to guide future development and infrastructure delivery over the next 20 years.

The Environmental Impact Statement for the Crows Nest over station development outlines how the proposal is consistent with the strategies and objectives of relevant state, regional and local planning policies.

The Department of Planning and Environment's draft planning package for Crows Nest and St Leonards is on exhibition until 8 February 2019. To find out more visit: planning.nsw.gov.au/plans-for-your-area.



Have your say

The concept State Significant Development application is on public exhibition until 13 December 2018.

The community, government agencies and project stakeholders can make a submission on the concept State Significant Development application to the NSW Department of Planning and Environment. At the end of exhibition, the Department will collate submissions and publish them on its website.

It is the NSW Department of Planning and Environment's policy to also place a copy of your submission on their website. If you do not want your name made available to Sydney Metro, or to appear on the Department's website, please clearly state this in your submission.

Your submission must reach the NSW Department of Planning and Environment by 13 December 2018 and must include:

1. Your name and address
2. The name of your application
3. **The application number that your submission is relevant to – SSD 18_9579**
4. A brief statement on whether you support or object to the proposal
5. The reasons why you support or object to the proposal.

Your submission should be marked Attention: Director, Key Sites Assessments and can be sent via:

Website: majorprojects.planning.nsw.gov.au and follow the 'on exhibition' links

Post to: Key Sites Assessments Department of Planning and Environment GPO Box 39, SYDNEY, NSW 2001

Anyone lodging a submission must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

For more details, and a disclosure form, go to planning.nsw.gov.au/donations.

All submissions and information obtained during the public exhibition period will be used in accordance with the *Privacy Act 1988*.

All submissions received are regarded as public documents and any information contained in them can be published in subsequent assessment documents.

Copies of the submissions received may be issued to interested parties. If the author of a submission does not wish for the information to be distributed, this needs to be clearly stated in the submission.

For enquiries, please contact the NSW Department of Planning and Environment:

Phone: **1300 305 695**
Email: information@planning.nsw.gov.au

Following exhibition, issues raised in these submissions will be summarised in a submissions report. Sydney Metro will consider the issues raised, and may make changes to the project as a result of submissions.

The Minister for Planning will then make a decision about whether to approve the concept State Significant Development application.

If the over station development proceeds, consultation with key stakeholders and the community will continue during the preparation and assessment of the detailed State Significant Development application, and the construction and operation phases.

This ongoing engagement process will play an important role in reducing the potential impacts and enhancing the benefits for all stakeholders.

Where to view the concept State Significant Development application

The Environmental Impact Statement and its accompanying documents may be viewed on the NSW Department of Planning and Environment website: majorprojects.planning.nsw.gov.au and sydneymetro.info

You can also view the documents at:

North Sydney Council
200 Miller Street
North Sydney, NSW

Stanton Library
234 Miller Street
North Sydney, NSW

Community information sessions

The project team has organised community drop-in sessions where displays and information about the Environmental Impact Statement will be available.

You are invited to attend these sessions and meet expert members of the project team who will be there to answer any questions you may have.

There is no need to make a booking – and you can call in at any time.

| Date and time | Location |
|--|--|
| Wednesday 28 November 4-7pm | The Crows Nest Centre 2 Ernest Place Crows Nest |
| Saturday 1 December 12-3pm | |



Contact us

Keeping in touch

For more information visit our website sydneymetro.info or contact us via:

Sydney Metro



1800 171 386 24-hour community information line



sydneymetro@transport.nsw.gov.au



Sydney Metro, PO Box K659, Haymarket, NSW 1240



Translating and Interpreting Service

If you require the services of an interpreter, please contact the **Translating and Interpreting Service on 131 450** and ask them to call **Sydney Metro on 1800 171 386**. The interpreter will then assist you with translation.

আপনার, একজন দোভাষীর (ইন্টারপ্রেটার) সেবা-সাহায্য আবশ্যিক হলে, অনুগ্রহ করে ১৩১ ৪৫০ নং এ ট্রান্সলেটিং এন্ড ইন্টারপ্রেটিং সার্ভিস এর সাথে যোগাযোগ করুন, এবং ১৮০০ ১৭১ ৩৮৬ নং এ সিডনী মেট্রো কে কল করতে তাদের বলুন। তখন অনুবাদ/ভাষান্তরে, দোভাষী আপনাকে সাহায্য করবে।

如果您需要翻译服务, 请致电131 450 翻译和口译服务, 让他们打 1800 171 386 给悉尼地铁, 翻译员然后将帮助您进行翻译。

Εάν χρειάζεστε τις υπηρεσίες διερμηνέα, παρακαλείστε να επικοινωνήσετε με την **Υπηρεσία Μεταφραστών και Διερμηνέων** στο **131 450** και ζητήστε τους να καλέσουν το **Sydney Metro** στο **1800 171 386**. Ο διερμηνέας θα σας βοηθήσει στη μετάφραση.

통역서비스가 필요하시면, 번역 및 통역 서비스 (Translating and Interpreting Service) 전화 **Translating and Interpreting Service on 131 450** 에 연락하시어 **Sydney Metro 전화 1800 171 386** 에 연결해달라고 요청하십시오. 통역관이 통역을 도와 드릴 것입니다.

إذا كنتم بحاجة إلى خدمات مترجم، يرجى الاتصال بخدمة الترجمة الكتابية والشفهية على الرقم **131 450** واطلبوا منهم الاتصال بمترو سيدني على الرقم **1800 171 386**. وبعد ذلك سيقوم المترجم بمساعدتكم في الترجمة.

Nếu quý vị cần dịch vụ thông dịch viên, xin liên lạc **Dịch vụ Thông Phiên Dịch** (Translating and Interpreting) ở số **131 450** và yêu cầu gọi Sydney Metro ở số **1800 171 386**. Sẽ có thông dịch viên giúp cho quý vị việc thông dịch.

यदि आपको दुभाषिण की सेवाओं की ज़रूरत है, तो कृपया अनुवाद एवं दुभाषिया सेवा (**Translating and Interpreting Service**) से **131 450** पर संपर्क करें और उन्हें सिडनी मेट्रो **1800 171 386** पर कॉल करने का निवेदन करें। फिर दुभाषिया अनुवाद में आपकी मदद करेगा।

Если Вам необходима помощь переводчика, свяжитесь, пожалуйста, с переводческой службой **Translating and Interpreting Service по телефону 131 450** и попросите их соединить Вас с **Сидней Метро (Sydney Metro) по номеру 1800 171 386**. Затем переводчик поможет вам с переводом.





Crows Nest



Artist's impression of Crows Nest Station

sydneymetro.info
facebook.com/sydneymetro



Printed on environmentally responsible paper made Carbon Neutral. The greenhouse gas emission of the manufacturing process has been independently certified by the FSC® and is manufactured from Recycled paper in a process Chlorine free (PCF) environment under the ISO 14001 environmental management system.

Information in this document has been prepared in good faith and is correct at the time of printing. November 2018.

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A modern precinct that services the Crows Nest community

Sydney Metro is Australia's biggest public transport project. It will transform Sydney, delivering more trains and faster services for customers across the network.

The NSW Government has identified stations on the Sydney Metro system which can be better integrated with the areas around them and buildings above them, creating world-class places that will shape our city's future.

The proposed buildings will be located above and adjacent to Crows Nest Station along the Pacific Highway, separated from Willoughby Road by Hume Street Park.

The proposal will include a mix of residential apartments, community uses, commercial office space and a potential hotel.

Community information sessions

The concept State Significant Development application is on public exhibition until 13 December 2018.

The project team has organised two community drop-in sessions where displays and information about the Environmental Impact Statement will be available.

There is no need to make a booking and you can call in at any time. Expert members of the project team will be available to answer any questions you have.

Community information sessions

Wednesday 28 November 2018

4-7pm

Crows Nest Centre

2 Ernest Place

Saturday 1 December 2018

12 noon-3pm

Crows Nest

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Artist's impression of the new Crows Nest Station entrance

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