

- 1 The object of the Association for the Committee for North Sydney Incorporated is to support the *Committee for North Sydney* as it facilitates public and expert contributions to the progressive improvement of North Sydney, through visionary strategic planning, good public policy and imaginative urban design.
- 2 The *Committee for North Sydney* has its inaugural meeting on 29 June 2018 and will provide a supplementary submission as soon as possible after that date.
- 3 This submission is made to meet the deadline. The substantive submission will follow within two weeks. The Association requests full consideration of the latter as part of this submission.
- 4 We protest at the inadequacy of the duration of exhibition and of the information provided, given, in both respects, the scale and significance of the proposal.
- 5 We object to the proposal on the grounds that the building envelope and design guidelines are in absolute contradiction of the stated aims to 'revitalise and activate the public domain' and to 'demonstrate an exemplary approach to integrated transport and land use planning.'

These are just words that are impossible to fulfil when the commercial volume of the over station development fills almost 100% of the envelope between the site footprint and the solar access plane to Greenwood Plaza.

Almost no public domain is provided that can 'revitalise and activate' the pedestrian experience of North Sydney. On the contrary, existing spaces, already inadequate and crowded, will be seriously congested. The term 'integration of transport and land use' is totally misapplied to the replacement of existing buildings and spaces with a very large private building occupying nearly 100% of the space not used for a relatively small station entrance.

- 6 We object to the impairment of the pedestrian experience of North Sydney through the incorporation of Tower Square in the proposal, with nothing provided to replace the high quality, popular and valuable spaces – open to the sky, sunlit, active, convivial and well proportioned – of Tower Square, or to replace the large number of affordable, small-scale commercial sites available to diverse businesses providing the city centre with much needed goods and services.
- 7 We object to a much more significant failure to provide any contribution to public life in the North Sydney city centre.

We do not object to the principle of value capture, and we appreciate that public investments in urban mobility should be supported by direct returns from the increase in economic activity resulting from that investment, in addition to the increased returns from taxes and rates on adjacent properties.

We do object to the fact that, in this case, value capture is at the expense of every other benefit that the metro project might deliver to the North Sydney city centre.

The critical lack of nature, public facilities and public spaces of all kinds in the North Sydney city centre will be seriously exacerbated by the scale and impact of the metro project.

If the metro project is to 'revitalise' the city and demonstrate an 'exemplary approach' it can only do so by using this precise site to contribute to nature, public facilities and public space in the city centre, and by using some of the site and building volume to provide one of more of the following public assets missing from the city: a town hall, performance spaces, meeting spaces, exhibition spaces, shared spaces, cinemas, community offices, markets and more.

- 8 Along with a growing number of those who live in North Sydney, who work or do business there, and whose children go to school there, we call for a pause in this process sufficient to consider how the metro project can help make the city centre significantly better, as opposed to being the specific culprit in its further impairment.
- 9 The Committee for North Sydney will explain these objections more fully, offer further analysis of the proposal, and propose constructive alternatives in a supplementary submission to be made within two weeks.