

I strongly object to the proposed high-rise over-station proposed development for several very valid reasons (as already expressed several times, since being invited to provide input by residents affected). This invitation seems to have been a hollow exercise, as evidenced by this Metro planning proposal:

1. **Misrepresentations to the Community:** The initial artist's representation of what was proposed over the Metro Station, which sought opinions as to whether the community affected would respond with a positive reaction, has been a gross misrepresentation of what was planned, as it was represented as a one-storey building over the new Metro station (which we didn't need regardless). If this initial proposal was an honest representation of what is now being proposed, and which is against overwhelming resident objection, there would have been a massive public negative response and the project may never have even got off the ground.
2. **Overshadowing:** The unsuitability of these proposed high-rise buildings is evidence of the over-development being forced upon us in the area. Crows Nest currently enjoys very little available direct sunshine and, what is available, is very precious to our community. It is obvious the 27 level and adjacent tower height buildings will cut out valuable light and sunshine and overshadow the surrounding areas.
3. **Increased Pollution:** Increased closely-stacked residents in high-rise buildings increase the refuse being generated by them on a daily basis. Council services and increased rates to deal with removal is an unnecessary burden on existing rate-payers. Increased slow-moving, idling traffic, increases fallout and congestion, which will impact on the clean air we breathe.
4. **Loss of 'community' and increased crime:** It is known that people who live in high-rise buildings more often than not, do not know their neighbours, sometimes never even meeting them due to the overriding human need to maintain some privacy, when forced into a contained space. Crime increases when there is no sense of community or caring for or about one's neighbour.
5. **Increased high-rise buildings, hard surfaces** result in less greenery and adds to climate and environmental discomfort. More concrete: pavements; stone surfaces; roadways and traffic increase the heat of a city. More heat in a dense high-rise city demands more electricity and resources that are needed to cool the living spaces (increasing air-conditioning demands).
6. **Unnecessary and wasteful expenditure of public monies:** The lack of forward, intelligent thought in the planning of the location of such a Metro station is obvious for several reasons, including the fact that the residents in the areas of St Leonards, Crows Nest, Wollstonecraft, are adequately already serviced by the close proximity of both or either of the already existing train stations (being St Leonards and Wollstonecraft). From any point, a walk to either of these stations is under a 10 minute walk for most residents in the surrounding communities. Lane Cove is in desperate need of a Metro Station - why was this not obvious to the 'planners'?
7. **Faulty Propositions as solutions due to the introduction of increased populations:**
 - A. In order to handle the **increased pedestrian traffic**, the Sydney Metro planners claim their solution will be "improved traffic light signalling"...? The resulting (and unconsidered) increase in populations surrounding the Metro station, who will need to cross from one-side of the Pacific Highway to enter the station, across the "major feeder highway" - because there is no other route for peak-hour vehicles travelling from the Northwest of Sydney into the North Sydney or Inner city areas - surely will disrupt the flow of traffic more frequently and dramatically than the existing situation. The inappropriate populations (currently in dispute resulting from tower buildings being built that do not conform to the pre-existing LEP guidelines for our area) will further exacerbate this unsolvable 'doubtful solution'.
 - B. **Vehicular traffic:** the proposed three over-station high-rise buildings, increases the vehicular density, as a result of the increased population utilising residences or businesses in those buildings. Such traffic has no where to spill out onto except the Pacific Highway - in all directions North and South but also into and out of the Crows Nest area. This new traffic density will grossly, and adversely, impact on the already disruptive flow being generated by increased densities in the St Leonards area and the increased number of proposed pedestrian crossings being generated across the highway to access the station. The vehicle (and pedestrian) over-populations in the St Leonards area (a result of inadequate knowledge and inexperienced decision-makers), has obviously not been considered fully either and any traffic-flow experts commissioned have failed in their responsibilities to provide an honest and efficient report. The 'solution' to improve signalling is nothing short of laughable and an insult to the intelligence of the community.

5. **Faulty Planning:** Crows Nest is an existing, desirable place for everyone (regardless of age to live). There is already inadequate space for young mothers and their children to gather in our Ernest Place Community area. Overshadowing of this vitally important meeting place by these over-station 3 Metro buildings takes away a very successful, existing space that is essential to good physical and mental health. The complete opposite to what the Sydney Metro planners claim is their aim.

6. **This plan does not address the real issues that will result from its introduction:**

- A. We urgently need more schools in the area (our schools are already over-subscribed in the area).
- B. Children need playgrounds and sunshine for their health, not tower-schooling that has already resulted in children living and studying in such conditions in China developing bad eyesight (proven).
- C. We urgently need more open space playing fields to support the existing populations in our area of Crows Nest, Willoughby, North Sydney, St Leonards and Greenwich.
- D. Our area has already met our "quota" for increasing the densities of the Sydney area, just why are we being expected to tolerate the destruction of our delightful community.
- E. The proposed goal of the Metro planners is a farce, as is evidenced by these proposed plans. The community feels disrespected, disregarded, and angry due to the condescending response being evidenced by the planning proposal 'workshops'. If the plan is a result of the pressure from the current State Govt upon our planners this deplorable and in this instance, what is seemingly obvious is that the State Govt is being opportunistic in seizing, while at the same time, destroying what is good only for the purposes of balancing the budget for the cost of this, in my opinion and of a large number of our community, a disastrous proposal.
- F. Perhaps better, considered planning should be handed over to professionally qualified planners not driven by money-making or developers who do not live in our area and who are not troubled by what is left in their wake.

Resident of 20 years (a University educated designer of responsible residential developments)