

Submission regarding Rezoning proposal for Crows Nest Sydney Metro station site

The Naremburn Progress Association (NPA) is a community group which represents the residents of Naremburn, a suburb adjoining Crows Nest and St Leonards, with large Local Conservation Areas typically consisting of well maintained 1-2 storey cottages. On behalf of the NPA, the writer OBJECTS to the proposed new building height limits for the buildings named as Block A and Block B. The requested height for Block C is 8 storeys and given it will be adjacent to existing buildings of 7 storeys will only have minimal transitional effect.

Block A has the most critical building height as this building is proposed to be immediately adjacent to existing buildings along Clarke St that are only 7 storeys high. With Block A proposed to be 27 storeys high, there will be a massive and totally unsatisfactory transition from Block A to those existing buildings, with resultant loss of amenity for residents on lower levels of both Block A and the existing units on Clarke St.

Block B at 17 storeys is also too high (probably should be 12 storeys max), but backs onto 3-5 storey commercial buildings so is less problematic in terms of transition across to the village atmosphere of Willoughby Road.

The provision of additional quality commercial premises, and the construction of attractive hotel accommodation in the vicinity of the Crows Nest/St Leonards area is supported, but the strong weighting towards large increases in residential accommodation is not. There are already several large Planning Proposals being considered by local Councils and Planning Panels, which if all approved could result in significant oversupply in the residential sector for many years to come. A far superior outcome would be the inclusion of a lower level tower on Block A (max 12 storeys?), with some additional green space at ground level, something which appears to be completely missing from this current rezoning proposal.

Roger Promnitz

President, Naremburn Progress Association.