

## **Sydney Crows Nest Over Station Development**

This is now a substantial parcel of public land in an ever increasing densely populated area of the lower North Shore.

As such it should contribute to the well-being of the local and new residents and provide for an increase in liveability of the local area and not detract from that.

I object to the present proposal of 2 x 27 storey residential towers, 1 x 17 storey hotel and 1 x 10 storey commercial building. In their stead I would like to see the area developed as a central community space, comprising open space, some retail to support this use as well as the commuters who will pass through the area.

There should be NO residential – it is being provided slightly further north in the St Leonards/Crows Nest precinct. A small commercial building could be built on site B. The communal area should occupy the whole of site A and possibly site C, although this area may best serve as an addition to the Hume Street reserve.

This reserve could be expanded by moving the child minding centre to the lower floor of site B, topped by a modest commercial building – maximum of 4 storeys - in keeping with the scale and character of the buildings to the south and both sides of Hume Street to the east. This would then be more aligned with the buildings on the western side of Pacific Highway.

There must also be a grade separated pedestrian crossing of the Pacific Highway to cater for connection for the residents to the west.

Bus laybys should be provided both sides of the highway to cater for transfers between bus/train for residents from further north.

Crows Nest is lacking in open space and yet is gaining massive population growth just to the north of this station, so that it is imperative that the community be given more breathing space, and over this station is the ideal site to provide that with no extra cost to the government who already own the site but now needs the will to open it up for public use.