

Bruce Donald Submission on Crows Nest OSD Concept Plan

In the numerous stages of this rushed process (effectively commenced only last July), we as a community have clearly and carefully outlined in hundreds of submissions why the rezoning and massive development proposals for the Crows Nest metro station site are completely contrary to the nature and amenity of the Wollstonecraft and Crows Nest precinct. There is little more to be said about the totally unacceptable nature of the NSW Government proposal. All of those submissions are referred to and must be counted and applied at this next stage.

But to starkly illustrate the matters raised in all those submissions, these photos of the beginning of the nearby current destruction of the amenity of St Leonards say it all. They show why two 27 storey, a 17 storey and an 8 storey on the very small Crows Nest metro station site just down the road would be stupid and wrong.



They show views to the north east and south west of the grotesque Mirvac development just to the north at St Leonards right up against the Pacific Highway. These pictures show massive structures still only at half the height and half the width of what the Government has suggested is to be imposed on the low to medium rise Crows Nest commercial and retail district above the metro station. When complete, these towers will soar over the Wollstonecraft residential district to the west and over the Crows Nest retail and commercial district to the east, destroying their amenity, completely blocking out the eastern, northern and western sky. And of course this is just the start of the seven huge towers over 200 metres about to turn St Leonards into a copy of Dubai and Hong Kong.

This has been the culmination of disastrous so-called 'planning decisions' by Lane Cove Council and the NSW Government, with North Sydney Council effectively being left no option but to approve the Christie St/Highway development. But this must all stop at the sacrifice zone of St Leonards and be confined to that precinct. To repeat this crime a few hundred metres away at low to medium rise Crows Nest is sheer insanity on the part of the government.

The suggested Crows Nest OSD will be double what is shown in these pictures, building right up to the Highway line with no setback. Australia is sky and light. What is happening at St Leonards, which would be repeated at Crows Nest if such massive overdevelopment were to be considered, destroys light and sky. And this time the North Sydney Council staff review is firmly against it.

Hopefully this submission has been overtaken by events. While it is being lodged by the stated date of 6 January 2019, I note that the process has been halted in response to the overwhelming community and Council opposition and that the Premier in her letter to the community of 10 December 2018 has finally advised that ‘...whilst the Metro station planning can proceed, proposals for the above ground development should not!’.

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