

Penelope Figgis AO Submission on Crows Nest OSD Concept Plan

The government is claiming extensive consultation with the community over the massive overdevelopment of the Crows Nest metro station site. However frequency does not indicate quality. As a community many of us remain outraged that the Metro summary of community feedback did not include a single mention that anyone had raised the issue of inappropriate height.

https://www.sydneymetro.info/sites/default/files/document-library/Crows_Nest_community_booklet.pdf

This was a blatant and damaging deceit as all of us are aware from our own and other people's submissions. Also I was part of community group delegation to speak to Metro and that was the number one objection of all delegates. It is damaging as it undermines society's faith that they live in a true democracy and that the government genuinely will consider their views.

The community has clearly and carefully outlined in hundreds of submissions why the government's proposals for two 27 storey towers, plus a 17 storey and an 8 storey on the relatively small Crows Nest metro station site are inappropriate for the nature and amenity of the Wollstonecraft and Crows Nest precinct.

The euphemism of 'transition' is used a lot to suggest that this mass development is a 'gentle step' on a downward slope from the immense mass of St Leonards to low rise Crows Nest. This again is frankly dishonest. The government and the Metro planners are fully aware of the feeding frenzy of development the Metro towers precedent is setting off. The highway will become a cavern of high-rise extending from St Leonards to North Sydney. These blocks, largely built for the luxury market, will loom over the adjacent residential districts. Willoughby road is often mentioned as protected but there is no mention of the many residents of Wollstonecraft in areas adjacent to the highway who will be overwhelmed and overshadowed. The wealthy will gain their views, the developers gain their profit and the state government collect their revenue at the expense of destroying the ambience, amenity and access to sunlight of many long term residents.

Those ignored submissions over which residents and community groups laboured must now be counted and applied at this next stage.

The photo below identifies why I and many others are so opposed to the current Metro plan. The



Mirvac development at St Leonards is now at only half the height and half the width of what the Government is planning to impose on the low to medium rise Crows Nest commercial and retail district above the metro station.

St Leonards is now doomed to be a sunless, charmless, vertical dormitory. Do not repeat this mistake in Crows Nest! It is already a medium density suburb and will no doubt get additional development. Most people accept modest 4-8 storey medium density – if this was proposed along the highway this would be

acceptable if other issues like traffic, open space and quality of design issues were also satisfactory.

While this submission is being lodged by the stated date of 6 January 2019, we 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!’.

Australia is sky and light. What is happening at St Leonards and would be repeated at Crows Nest if such massive overdevelopment were to eventuate, destroys light and sky. Do not proceed!

Penelope Figgis AO

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4 Woolcott St

Waverton 2060

0416364722