

Submission to the NSW Department of Planning and Environment

Concept State Significant Development Application SSD 18 9579

Sydney Metro Crows Nest Over Station Development

I strongly oppose both the concept SSD and the rezoning of the Sydney Metro Crows Nest site to facilitate approval of the Over Station Development.

The proposal's height, bulk and scale is out of keeping with the local area and environment. It presents a total overdevelopment of the area. Its impacts are totally unacceptable creating significant overshadowing that will hem in the surrounding streets and community.

The village character of the area is already under threat since so many residential developments are either proposed or are already being built in the area.

The area is already struggling with a lack of infrastructure to accommodate the current demands with the roads constantly being chock-a-block during the peak morning and night periods with bus queues stretching for miles, insufficient parking for commuters, there's no local primary school, no local secondary school, no local child care facilities, no shopping or medical facilities. It is a ludicrous proposition to pack more people into apartment blocks without the appropriate infrastructure in place.

Schools in Lane Cove, Cammeray, Artarmon, Willoughby and Greenwich are already at capacity.

I request that more up to date traffic studies be undertaken, since you can't build more roads and currently the traffic situation around the Crows Nest/St Leonard's area is often at a grid lock and at times out of control and dangerous.

The Royal North Shore Hospital is already under pressure.

The concept SSD does not provide for adequate open space.

The area could not cope with the operation of a hotel that would result in further increased traffic load with guests, employees, deliveries etc.

Please refer to the article in today's (6th January 2019) Sun-Herald "Pools struggle to stay afloat as cost rise". Lane Cove Council Mayor Pam Palmer is quoted as saying "There is no money for councils to build big outdoor swimming pools. There is difficulty apparently for Councils in finding the money to continue to maintain swimming pools. However, people living in high rise apartments need access to local facilities like swimming pools. Where will the funding come from to facilitate the growing need for infrastructure in Crows Nest/St Leonard's?"

I take umbrage that submissions close on 6 January whilst many residents are away on holidays spending the Christmas & New Year period with family and friends.

The exhibition of the Concept SSD should be cancelled and exhibited only after amendments to the North Sydney Local Environment Plan 2013 have been gazetted pursuant to finalisation of the rezoning proposal for the OSD and after finalisation of St Leonards and Crows Nest 2036 plan.

Lisa Perry. 14 George Street, Greenwich.

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