

The Director of Sydney Central Urban Renewal,  
Dept of Planning & Environment  
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Sent to:

[http://planspolicies.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9665](http://planspolicies.planning.nsw.gov.au/index.pl?action=view_job&job_id=9665)

Dear Sir,

**Crows Nest Sydney Metro Site Rezoning Proposal**

I am utterly dismayed at and oppose what is a gross overdevelopment of the Crows Nest railway station site, also its re-zoning that would allow it to happen.

My specific objections are:

1) **Density and Open space**

- a) There **IS NOT** nearly enough open space to support population growth in this area. For years residents have been asking Nth Sydney Council to set aside more open space instead of approving more & more new buildings. Have you read the 2014 report "Recreational Needs Study" which states that this area has the least open space in the whole of north Sydney?

**It recommends that Council start buying up land to fix this urgent need!**

The first and most obvious thing is to abandon Metro's commercial site "C" in favour of **much needed** open space. As traffic converges on the lower north shore from all points of the compass towards the harbour bridge, it is vital to keep the area well ventilated through **more** instead of less open space! Any resident with a young family living in the locality will tell you how important air quality is around here just up from the bridge.

- b) As to density, North Sydney Council has already brought its 30.7.2018 resolution against density to the attention of both the Minister and your Department, representing many hundreds of residents' voices protesting the massive scale of buildings over the Crows Nest railway station. So strong is the resident opposition that a Petition to the Parliament of New South Wales is also being organised.
- c) What more evidence does your Department want in face of the many, many, hundreds of protesters who actually live here?

Why has Sydney Metro not scaled-down its plans? Is it because there is much to gain and it will **directly benefit** if the development succeeds unaltered?

2) **Overshadowing + visually overpowering towers at Crows Nest (Sydney Metro Site)**

- a) Nobody, in good conscience, could allow the scale of overshadowing that the Metro Towers will mean to dwellings and public land beneath them **FOR ALMOST NINE MONTHS OF EVERY YEAR!** Nobody.

The bureaucrats in your Department seem to be going from para nos. to para nos. and quoting more paras. from other documents also got from other bureaucrats or from consultants paid to reinforce their views .... that It's a closed loop!

**Don't you realise that human lives are being altered? That lives don't come in numbered paragraphs but in empathy and understanding and responsiveness?**

You may as well do away with Crows Nest Village altogether since it will become a **dark and uninviting place** for customers to shop there and this will affect the profitability of some if not all businesses. This whole thing - especially Sydney Metro's stake - is a callous, ruthless, inhumane proposition.

- b) "Design Excellence" is something that deletes sunlight for businesses and from people's houses for 9 months of the year? Really? You can't be serious. We'll need solar panels to grow grass in the paltry open spaces left behind the two towers!
- c) There is a "Heads of Consideration" within the Local Environment Plan that ultimately gives your Department "the consent authority". Again it seems the buck stops with your Department so why don't you tell those wannabe's at Sydney Metro to nick off?

I also question if the Dept of Planning & Environment is being serious to even contemplate a **setback of only 3 metres from Australia's no.1 highway?**

### 3) Job creation (St. Leonards and Crows Nest 2036 draft plan)

The Greater Sydney Commission has been making inferior decisions ever since it was constituted. Stating in its plan that 16,500 new jobs will be created in the North District is another example of it.

The lower north shore is already so over-saturated residentially that there IS NO space left for industrial or commercial enterprise/premises for the extra population **to work locally**.

People will have to work elsewhere i.e. commute, which will just compound the problems we already have in 1) above by putting more cars on our already clogged roads, progress will be slow therefore emissions will increase. Or are the "planners" proposing more coffee shops at the base of high-rises and calling it "job-creation"?

Selling off residential real estate is far more lucrative than leasing commercial floor space. The third alternative where there's no monetary gain, would be just to plant the ground with grass and trees and leave it as open space. But of course there's no financial gain in that for anybody, which would explain why that option is not even being considered.

Has anybody read the advice your own Department commissioned from SGS Economics & Planning called "Economic Feasibility Review"? I quote from it:

**"Critically there is a crowding-out phenomenon in the current market whereby residential development, by virtue of its relatively strong returns, displaces existing and future employment floor space"**

***And that "care must be taken to ensure that residential development by virtue of its higher returns does not displace the much-needed floor space for jobs growth".***

Re-zoning this site will do exactly the opposite: floor space that would enable job-growth would be replaced by more lucrative residential floor space! How come your Department is not rejecting outright Sydney Metro's greed in wanting to leave only 4.8% of floor space out of the 55,400m<sup>2</sup> of floor area for job-creating enterprise? The proposal even goes against the Greater Sydney whatever's plans for the North!

To milk the Crows Nest over-the-station development of every last drop that it is possible of yielding, and to hell with the rest, is outright obscene.

And who or what has qualified Sydney Metro as “planners” anyway?

**This sort of plan that sacrifices the quality of our lives for blatant greed is not “planning”, it is rubbish.**

### **In Summary:**

- ❖ A much smaller scale development over a small railway station like Crows Nest between the two major hubs of St. Leonards & Nth Sydney is welcome, but what’s proposed is over the top for which there is no moral justification except one of financial gain.
- ❖ A catastrophic plan of over-shadowing, over-development comes from a mere RAIL AUTHORITY !
- ❖ A halt must be called so an Enquiry can be made into possible collusion between your Department and Metro Rail and certain developers.
- ❖ Why does an underground railway need to worry about over-shadowing above ground? Why? That’s part of the Enquiry.
- ❖ Is Sydney Metro overstepping its mandate as a Railway constructor? Graft is what people suspect is involved in the whole project.
- ❖ Open spaces must be created to counteract population increase and ameliorate emissions by traffic converging on the lower north shore.
- ❖ Land saturated with high-rise residential dwellings without local employment will have more people commuting and therefore adding more traffic, more rat-runs through our suburbs, more noise and lessened air quality resulting. All because of one objective - people chasing the filthy lucre.

**YOU ARE MESSING WITH OUR LIVES. PLEASE GIVE US YOUR EMPATHY AND SUPPORT INSTEAD.**

Sincerely,

G. Benson  
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2<sup>nd</sup> December 2018