

25/1/19

Director Sydney Urban Renewal  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**Submission: Sydney Metro Crows Nest Over Station Development SSD 18\_9579**

I strongly object to the above referenced proposal on the follow points:

- The proposed OSD is completely out of keeping with the location and existing community. Two 27 storey residential towers will destroy any attempt to maintain the village feel.
- The original materials issued when this project began used an artist's impress of the buildings – they were 3 or 4 storeys high which would have been acceptable.
- There is far too much residential development already when an area like Crows Nest should be encouraging employment opportunities. Any buildings above the station should be worker-destinations, not residential.
- The proposal to include a 17 storey tower is hard to understand – what research has shown this is something the area needs? In recent years North Sydney and Crows Nest hotels have been converted to apartments due to the low demand for such facilities. Unless there is evidence to suggest a hotel would be well supported, this does not seem logical.
- The station development is an opportunity to create some new public space in an area which is desperately short of public green areas. It would be logical to not construct Building C and use that area for public open space.
- There should be no car parking on this site – the whole point of the new train line is to encourage public transport use as is happening in enlightened cities around the world. Including car parking goes completely against good public planning.
- The public has voiced its concerns about over development yet the proposals for this site seem to be nothing more than an attempt to maximise the financial return on the site. The well-being of residents is being ignored in favour of profits and economics.
- Crows Nest is a low-rise suburb and constructing such buildings would open the way for neighbouring developments to also be unacceptably high, as a precedent would be set.

Please listen to the community to do not want such an enormous development in this area. Please look to best practice around the world and you will see these plans are far from it.

Thank you.

Name withheld on request