

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

Concept State Significant Development Application -SSD 18-9579
Sydney Metro City & Southwest-Crows Nest Over Station Development

I strongly object to the above mentioned application for the following reasons:

Firstly the proposed OSD consisting of 2x27 storey residential towers, a 17 storey Hotel and an 8 storey commercial tower is a wrecking ball for Crows Nest. It completely ignores the objectives and requirements of the Placemaking and Principles Study that underpins the St Leonards/ Crows Nest precinct. It prioritises value capture ignoring the community's preference for the retention of the low scale Crows Nest village.

Secondly the proposed OSD would undermine the current planning controls in Crows Nest, encouraging developers to submit planning proposals to increase heights, further destroying the Crows Nest village.

Thirdly the DPE promised to protect the Crows Nest village and this proposal destroys it. The DPE must reject this proposal and require one that meets the existing planning controls in NSLEP 2013.

Fourthly the application should be withdrawn, and Metro and the DPE should work with the Council and the community in an open and transparent process to achieve the best design for the site.

Fifthly a significant portion of the site should be public plaza helping to deliver some of the much needed open space for Crows Nest/St Leonards. A beautifully designed public plaza framed by commercial buildings would deliver jobs and good urban design for the area.

Sixthly I object to any parking on the site. Carparking above a new public transport station is absurd and because it is above the station the car parking is above ground and completely wrong in urban design in 2019.

Finally I object to the infrastructure supporting the station being housed in an above ground building. All new Metro stations in cities like Vancouver have all the supporting underground so it doesn't impact on the public domain.

regards

Genia McCaffery

geniamcc@bigpond.com
0419404867
9 Priory Rd Waverton 2060