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Submission link [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9579](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9579)

**Concept State Significant Development Application – SSD 18\_9579 Crows Nest Over Station Development - Submission**

I strongly object to the above application for the reasons outlined below:

- The proposed OSD, consisting of 2 oversized 27 storey residential towers, an oversized and unnecessary 17-storey hotel and an 8-storey commercial tower, again oversized for its location, that will destroy Crows Nest's village feel and general amenity. These buildings completely ignore the requirements of the Placemaking and Principles Study that underpins the St Leonards Crows Nest precinct. It is a shameful grab for value capture whilst ignoring the community's preference for retention of the Crows Nest Village.
- The proposed OSD would encourage further over development where developers submit excessive planning proposals for adjacent sites, seeking to vary planning controls in the St Leonards Crows Nest precinct, thus further destroying the fine grain nature of Crows Nest. This has already been seen in the Eastern Property Alliance proposal for 395-419 Pacific Highway.
- The DPE has vowed to protect Crows Nest village more simply described as the Willoughby Road strip, and this proposal breaks that vow and will irreparably destroy the amenity of the area. It is the duty of the DPE to reject the OSD proposal and insist on an alternative that meets the existing planning controls in the NSLEP 2013.
- I object to the visual impact and dwarfing effect that the proposed buildings will have on Crows Nest and Wollstonecraft. These low-rise suburbs will feel 'hemmed in'. The OSD development must reflect the fine grain nature of Crows Nest that currently exists.
- I object to a change in planning controls for this site as proposed by this rezoning proposal. The proposed setbacks are designed to maximise the building footprints, not to enable Crows Nest to be a viable vibrant place.
- I object to the inadequate setbacks as proposed along the Pacific Highway, Hume and Oxley Streets, and Clarke Lane. In specific regards to set backs, I believe that there needs to be a setback for the Oxley St side of 521 Pacific Highway to enhance views of the significant brutalist architecture of 28 Clarke St.
- I object to the overshadowing of Nicholson Street, Hume Street Park, Willoughby Road and Ernest Place in particular, year-round, not just between 9.00 am and 3.00 pm.
- I want to ensure there are generous setbacks to enable wider sidewalks and tree lined streets.
- I would like part of the site between Pacific Highway and Clarke Lane dedicated to open space with a tree line to Pacific Highway and some green space as well.
- There should be no building on Block C. This area must be a pedestrian plaza at the station entrance/exit and adjacent to the existing open space at Hume St Park.
- I object building any high-rise residential towers on this site. Residential developments do next to nothing to bring jobs and business to the area and there are already enough residential developments proposed and under development.

- I object to the proposed 17 storey hotel on Block B which, if history is any guide, would be doomed to failure just like the Ramada. That building has been recently converted to residential apartments, and has done nothing to help create jobs.
- I object to any parking on this site. We want the area to be as CAR FREE as possible.
- Rather than residential buildings, this site must continue as a vital employment and business generating retail/commercial/service district without the encroachment of residential development which does nothing for jobs or business.
- Any buildings above the Metro site should be part of an education hub. They could contain, for example, a high-tech technology park; TAFE that specialised in technology, hospitality, cooking and the film industry; a comprehensive, non-selective high school; a selective technology high school; a language school; a music school; a drama school; a dance school and a culinary institute.
- I want any buildings above the Metro to contain services and activities that maintain and improve the health of the community: medical services; alternative health care; recreational spaces; a performance space; movie theatres; a new community centre; more childcare; a start-up hub and serviced offices.
- I want any buildings above the Metro to bring people and jobs to the area - not more high-rise residential towers.

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DATE: 1 February 2019

SIGNATURE: Paul Heywood