

Concept State Significant Development Application SSD 18_9579
Sydney Metro Crows Nest Over Station Development

I am dismayed that the Sydney Metro Crows Nest Over Station Development has been allowed to progress this far since it totally ignores the community's preference for retention of the Crows Nest village.

My specific objections are as follows:-

1. the proposed use of the site is inconsistent with the primary objective of the Greater Sydney Commission's North District Plan to increase employment in the area adjacent to the Metro Station. The bulk of the development over the station is designated for residential use. Development over the station is the optimal location for commercial office space, especially with the erosion of quality office space that has characterised the development of St Leonards and Crows Nest in recent years.
2. the Metro is a public authority. It has a responsibility to set standards for development that are consistent with NSW government planning policies and to develop the site for public benefit, not to facilitate commercial objectives of developers.
3. the bulk and scale of the development is inconsistent with the stated objective of NSW Planning to preserve the village atmosphere of Crows Nest and Willoughby Road.
4. assessment of the SSD should not be progressed until completion of the consultation period for the St Leonards and Crows Nest 2036 Plan and the Metro re-zoning proposal and full assessment by and feedback from the NSW Department of Planning. To do otherwise calls into question the commitment of the NSW Department of Planning to genuine community consultation.
5. The visual impact and dwarfing effect that the proposed buildings will have on Crows Nest and Wollstonecraft which have until now been largely low-rise suburbs.
6. The over-shadowing on the immediate surrounding area.
7. The absence of adequate setbacks and open green spaces.
8. The proposal would encourage developers to submit proposals for adjacent sites that vary planning controls in the precinct and further destroy the Crows Nest village atmosphere.