



Submission: Over Station Concept Proposal and Environmental Impact Statement [EIS] for the Crows Nest Metro

I want the buildings above the Crows Nest Metro station to support our designation as a Health and Education Precinct and bring more jobs into the area, enabling us to meet the jobs target set by the Greater Sydney Commission.

1. I object to a change in planning controls for this site vehemently.
2. I object to building any high rise residential towers on this site. Residential developments do next to nothing to bring jobs and business to the area but overburden amenity and services.
3. I object to any building on Block C - we need more open space for workers to spill out into as a break from an internal workplace - especially important for both physical and mental health in the winter months.
4. I object to **any parking** on this site - it is simply unnecessary. We want the area to be as CAR FREE as possible and this is, at this critical time, a sensible opportunity worth seizing, as this new train station is positioned in between two already existing train stations which together provide excellent, easy pedestrian walking distances for the whole of the St Leonards, Crows Nest, Willoughby and Wollstonecraft areas.

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.

1. My suggestion is the buildings above the Metro primarily be of a low-rise height to ensure there is no further overshadowing in the Crows Nest area. At this present time, there presents a real opportunity for the allocation of much-needed additional open space and sunshine (ideally Block C can be allocated for this essential and sorely-needed open space). This opportunity must be seized, and maintained, as it is now especially needed due to the increased populations ready to occupy the St Leonards area tower buildings and the planned increased commercial and residential density of the surrounds.
2. My suggestions is that these low-rise buildings include provision for an education hub for ADULTS, but NOT children under 18 years, as these young children need break-out open spaces for exercise, sports and fresh air during daylight school hours. However, they could contain: tertiary education facilities, for example: a high tech technology park; TAFE that specialises in technology, hospitality, cooking, the film industry; a language school; a music school; a drama school; a dance school and a culinary institute.
3. I would like the 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.
4. **We need reinstatement of our Crows Nest Post Office** so that is easily accessible to our Crows Nest/Wollstonecraft community plus the people using the new Metro train station!!!
5. I would like the buildings above the Metro to become a go-to destination that bring people and jobs to the area – not more high rise residential towers.
6. I support the concept of a low-rise hotel that is geared to support the employment industries and education institutes based in the area and visitors to the nearby major hospitals.

EIS Comments

I object to the visual impact and dwarfing effect that the proposed buildings will have on Crows Nest and Wollstonecraft. The low rise suburb will feel 'hemmed in'.

1. I object to the overshadowing of Nicholson Street, Hume Street Park, Willoughby Road and Ernest Place in particular.
2. I object to inadequate setbacks. I want to ensure there are generous setbacks at ground level and at podium level.
3. I support wider sidewalks and tree lined streets.

Sincerely

