

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

Date: 12th December 2018

Re: **Objection - Concept State Significant Development Application – SSD
18_9579 - Crows Nest Over Station Development**

SUMMARY.

I absolutely object to the scale and uses proposed for the Crows Nest Station Over Development site, and the resulting high-rise residential dormitories in the heart of Crows Nest village.

POINTS OF OBJECTION.

1. The DPE said it would protect Crows Nest village, not facilitate its destruction. The DPE must reject this proposal and insist on alternatives that meet existing planning controls (NSLEP 2013).
2. I object to the precedent set for every subsequent development proposal that the exceptions, heights and uses in this proposal include.
3. I object to the height and mass of the towers over-shadowing (spring and autumn), over-looking (always), and over-bearing (forever) Crows Nest village.
4. I object to too many residences without the public activities that build vibrant communities. This proposal is a tenement district of the future.
5. I object to inadequate setbacks along Pacific Highway and streets adjacent to the Metro.
6. I object to the failure to create adequate open public space. This is a once only opportunity and you are proposing the opposite.
7. I object to the provision of car parking as part of the Metro. A Metro is supposed to reduce cars and encourage the use of public transport. A car park will encourage "Park & Ride", bringing private cars into Crows Nest, exacerbating traffic and safety problems in this busy commercial/residential area. It undermines intent.

WE DIDN'T ASK FOR IT.

The Metro development does not solve a transport problem for Crows Nest residents. It benefits those who live outside Crows Nest and come into the suburb to work or visit. Residents already have 3 train stations within a 15 to 20 minute walk and buses in every direction. While there is a need for it further up the line, and it makes sense to put in a stop while passing by, it will never have community support in Crows Nest if the associated development comes at the price of destroying the neighbourhood through high-rise over-development.

If this proposal is the price of the Metro for Crows Nest, we don't want it.



WHAT DO WE WANT.

I have been a resident of Crows Nest for 23 years and believe the following would receive broad community support.

1. We want appropriately scaled and designed buildings above the Metro that bring people and jobs to the area.
2. These buildings should foster services and businesses that are relevant to the character and activities of Crows Nest. These could include future-focused uses such as: technology education (e.g. TAFE Digital), hospitality education (e.g. culinary institute) and medical education (e.g. aged care training academy).
3. The buildings above the Metro should also facilitate activities that support community including: medical services, child care, community activity spaces.
4. As a public and meeting place, it must include open and civic spaces, with gracious tree-lined public access ways.

Surely the job of the Department of Planning and Environment (DPE) as a public entity is to advocate for change (or not) that enhances the future well-being of our society, and to ensure that developments achieve this for future generations. The role of the DPE is not to facilitate the short-term goals in developer business models. For God's sake – show some vision and leadership, and some understanding of the needs of those you are supposed to be serving.

Thank you for your consideration.

