

Crows Nest Metro Over Station Development submission

<https://www.planningportal.nsw.gov.au/major-projects/project/11506>

The contempt the NSW Government has for the Crows Nest community is breath-taking! After asking the community to respond to more than 9,000 PAGES of documents in the Draft St Leonards and Crows Nest 2036 Plan, and ignoring EVERYTHING the community asked for, the NSW Government now expects us to respond to more than 1,000 PAGES of documents in the amended proposal for the Crows Nest Metro Over Station Development.

We have been given just 28 days – over a school holiday period - to respond!

The State Government will pay for this contempt at the next election. We WILL have the LAST WORD.

My submission on the amended proposal is as follows:

I OBJECT to the amended proposal for the Crows Nest Over Station Development (OSD) because it completely and utterly ignores the wishes of around 650 community submissions for the original proposal. The community overwhelmingly asked for a substantial reduction in height of the OSD buildings to substantially reduce overshadowing of the Crows Nest village and the western side of the Pacific highway.

The amended proposal also represents a significant oversupply of both residential and commercial space. The size of this development is completely inappropriate for an area that is already destined to become a high rise ghetto if not a ghost town, as the Coronavirus pandemic and associated immigration cuts severely reduce demand for both commercial and residential buildings.

BUILDING HEIGHT:

The decrease in the number of storeys for Building A is misleading. Commercial office storeys are spaced higher than residential storeys so a 21 storey commercial building will be comparable to a 25 storey residential building. This means in effect the height has only been reduced by about TWO storeys or approximately 7.4 metres. Again another massive deception by the NSW Government.

OVERSHADOWING:

A reduction of the height of 7.4 metres will only minimally reduce the overshadowing effect on the Crows Nest village. The proposal makes no effort to address the overshadowing of properties in East Wollstonecraft which is where I live. According to Sydney Metro this proposed new envelope is 20% less than the original proposal. However, it is one building, not two and will be a very imposing frontage over the full block. In reality its bulk is reduced by 6% not 20%. The claimed 20 percent reduction in the building envelope is misleading because it ignores comparison of the net area of the east west faces of the commercial building on Site A with the same faces of the residential building as originally exhibited.

COMMERCIAL SPACE EXCESS TO REQUIREMENTS:

The 3 buildings on the Crows Nest Metro site will now have non-residential floor space of 47,636 sqm - enough to support 6,000 jobs. Sydney Metro is claiming it will support 2,225 jobs. If the proposed amount of floor space were built, it would be more than double the amount needed. As working patterns have now changed permanently for many companies with employees now being able to work from home, this commercial space is unlikely to be needed.

OVERSUPPLY OF RESIDENTIAL APARTMENTS:

Changing the designation of the 17-storey hotel to a residential tower will further increase the oversupply of apartments in the precinct.

OPEN SPACE NEEDED:

The St Leonards and Crows Nest 2036 Plan will result in a social disaster with more than 10,000 additional people in the area by 2036, with miniscule green or open space. Site C has to become a public plaza rather than a 9-storey building.

The community is asking for a low rise Over Station Development, with a meaningful reduction in heights rather than the token reduction contained in this proposal. Buildings of no more than 6 storeys would be appropriate with community facilities such as a library and child care centre AND open space outside the building for commuters and residents to enjoy.

The Government ought to be showing concern for the community - not simply behaving like a developer seeking to extract maximum profit by overdevelopment.

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