

Crows Nest Metro Over Station Development submission

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

I OBJECT to the amended proposal for the Crows Nest Over Station Development because it creates a **significant oversupply of both residential and commercial space, demonstrating that the size of this development is unwarranted and unnecessary.**

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.

OVERSHADOWING REMAINS A SIGNIFICANT PROBLEM

The new images give the impression of greatly reduced bulk, when that is just not the case. 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.

COMMERCIAL SPACE IS MORE THAN DOUBLE WHAT IS REQUIRED

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.**

RESIDENTIAL APARTMENTS PLANNED ARE MORE THAN ARE NEEDED

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

OPEN SPACE – PUBLIC PLAZA STILL NEEDED

Metro estimate 10,000 pedestrian movements/hour into and out of the Crows Nest Metro Station at peak hour. Given this proposal provides a surplus of residential AND commercial space, I would like to see Site C 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.

We also want community facilities such as a library and child care centre AND open space outside the building for commuters and residents to enjoy.