

## **CROWS NEST METRO: SUBMISSION ON OVER-STATION DEVELOPMENT 2020**

As per my previous submission I write in strong support of North Sydney Council's current height & zone controls for the Crows Nest Metro amalgamated site. Therefore, I vehemently object to the Crows Nest over-station concept proposal in its current form. Go back and read the stated design intention and try harder!

The buildings above the Crows Nest Metro station must support the planned designation as a Health and Education Precinct to meet the jobs target set by the Greater Sydney Commission. The current design has removed the hotel and reduced the residential component however more effort is needed.

Sydney Metro must revise the proposal for the three sites to better realise the promised Design Excellence for an "outcome of high quality architectural, urban and landscape design". Sydney Metro have provided extremely poor precedents for public domain benefit in locations such as Mascot which will stand for many decades to come.

Prudent planning for the future Design Excellence of our local public domain will make sure that people come first, not profit for private development, so there must be:

1. NO changes in planning controls for the Crows Nest Metro site.
2. NO residential development on the Crows Nest Metro site.
3. NO building on Block C of the Crows Nest Metro site – provide additional open space, effective (non-linear) tree canopy and visual link to Hume St park from the Highway.
4. NO car parking on the Crows Nest Metro site.
5. NO more than 25% site coverage if activation of Clark Lane and Hume St is to provide functional open space and effective tree canopy without debilitating wind downdraft effects.

These three sites 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. The building/s above the Metro must be part of an education hub. The building/s could contain: early learning centre; high-tech technology park; TAFE branch specialising in technology, hospitality, cooking, film; comprehensive high school; language/ music/ drama/ dance school/s; barista training and/or a culinary institute.
2. The buildings above the Metro must contain services and activities that maintain and improve the health of the community: medical services; alternative health care; recreational spaces such as swim pool, indoor rock climbing, indoor soccer, volleyball, table tennis; performance space; cinemas; a new community centre; more childcare; a start-up hub and serviced offices.
3. The buildings above the Metro must become a destination that brings people and jobs to the area. The proposal pays lip service to public domain with minimal street boundary setbacks for soaring towers creating strong wind downdrafts.
4. the metro site provides a rare opportunity to add to the scarce open space in the centre of Crows Nest, particularly with potential surrounding residential and commercial development. The precinct planning reports talk of a 'network of open space' where none is proposed. The opportunity exists at the Metro site to provide a visual, landscaped pedestrian link to Hume Street Park from the Highway across Site C and the southern part of site A.

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5. The over-station development must provide a weather-protected public building-to-building pedestrian link over or below the Pacific Highway (an obvious omission at Mascot).
6. Generous street setbacks to allow for realistic tree canopy and mitigate wind downdraft must be a priority, particularly to Oxley and Hume Streets. The proposal has dimensioned street setback dimensions of minimal benefit. North Sydney Council's Crows Nest Placemaking and Principles Study requires a MINIMUM 3m setback to street boundaries. The meagre setbacks provided have not been improved since the 2019 exhibited plans - failing the Metro's supposed commitment to benefit for our public domain. Please provide a connected green space with tree canopy from the Highway to Hume Street Park.
7. Substantial winter overshadowing is imposed on a significant proportion of the Upper Wollstonecraft medium density residential area by the two Highway towers despite their reduced height. Try harder!

**In summary** Sydney Metro - PLEASE comply with the wishes of North Sydney Council and the many locals who must live with the imposed development over the Metro sites.