

## Crow's Nest Metro Over Station Development submission

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

My response to Metro OSD Development:

I totally object to the amended proposal for the following reasons:

**No Engagement with Community** - I am staggered that so many people in the community who spent a considerable amount of their time 'having their say' as we were encouraged to do by the DPIE in respect the Metro OSD Proposal and who expressed overwhelming opposition to the proposals were virtually totally ignored by both Sydney Metro and the DPIE. To add insult to injury, only those people who are on the Sydney Metro mailing list have been approached or consulted in connection with the amended proposals.

**Overdevelopment of Commercial Area** - I am bitterly disappointed that the amended proposal is just more of the same unjustifiable excessive floor area now accommodating commercial rather than the original residential capacity. The attached Wollstonecraft Precinct Report on the development has analysed the non-residential floor space in the amended proposals and concludes that this is gross overdevelopment to accommodate an already high target of 3,020 jobs for Crows Nest. At 10m<sup>2</sup> per person as regulations, a building volume of 30,000m<sup>2</sup> would suffice to accommodate required capacity. The amount of office space being provided is at least twice as much as required.

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.

**No consideration of overshadowing** - The conclusion here is that this is merely a Sydney Metro value capture / profit exercise which completely exceeds any commercial floor area requirement. The building height could be reduced to 10 storeys to provide for commercial requirement. This would provide community benefit and reduce overshadowing of the fine-grained Crows Nest village. The report further examines the specifics of overshadowing and concludes that this was not even taken into account in the amended proposals

**Complete disregard of Community Aspirations** – 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.

**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, this is 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. 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.

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

**Open Space Requirement** - 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.

**Conclusion** - 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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