



Greenwich Community Association Inc

PO Box 5057, Greenwich, NSW 2065

For current committee contact details see www.greenwich.org.au

29 July 2018

Sydney Metro
PO Box K659
HAYMARKET NSW 1240

Dear Sir/Madam

Sydney Metro Early Community Engagement

Thank you for the opportunity to make a submission.

The GCA is an incorporated association, established for over 73 years. Public meetings are held every alternate month and are open to all residents of Greenwich. The GCA maintains a website www.greenwich.org.au and distributes a newsletter to over 2000 households prior to each public meeting.

At the outset, we acknowledge that the NSW government must take steps to improve the range and capacity of public transport options in NSW.

We realise that, in doing so, the NSW government must balance the impacts on communities of upgrading services/providing new services against the overall public benefit of improved public transport options.

We are disappointed that the proposal before us is totally different from the earlier artist impressions of the station precinct available to the community.



It appears that the need to derive a financial return from the station site has overridden an aspiration to provide to the Crows Nest community an area of open space in a precinct that sadly lacks this. It is to be expected that private developers will seek to extract every

possible cent from a development, with community amenity a side issue, unless forced to make provision by virtue of a development consent condition.

We hoped for something less greedy, however, from a site controlled by the NSW government or one of its authorities.

The St Leonards and Crows Nest precinct is characterised by a severe lack of open space as identified in the Arup report prepared for the NSW Department of Planning
<https://www.planning.nsw.gov.au/~media/Files/DPE/Reports/st-leonards-and-crows-nest-preliminary-social-infrastructure-and-open-space-findings-2017-02.ashx>

The extensive area above the underground station offers the ideal opportunity to compensate the community for the erosion of open space caused through increased residential development. The earlier depictions of the station precinct suggested that this would be the case but it appears that the new proposal will have minimal usable open space at ground level with most green spaces being enjoyed exclusively by those occupying the high rise buildings on the site.

The proposed station development seems to be completely at odds with the objectives of the St Leonards and Crows Nest Precinct as articulated by the Greater Sydney Commission. The precinct is intended to be a business/ educational and health precinct. The plans on exhibition have prioritised the provision of residential accommodation.

If the airspace above the station is to be developed, we submit that the most appropriate use of the space is to provide commercial accommodation to address the objectives of the Greater Sydney Commission. There is already a surplus of residential accommodation under construction or approved for construction in the precinct and we submit that the location of places of work immediately above the station is optimal in terms of maximising use of the Metro services.

In terms of the current proposal, we feel that the price adjacent communities are being asked to pay for the proposal is too high.

We note some of the objectives listed on p 4 of your brochure:

- create vibrant and attractive places in the precincts surrounding each station
- strengthen communities
- create focal points for people to live, work, shop and play
- create public spaces designed to encourage walking, cycling and social interaction.

We submit that the current proposal achieves none of these. It could be argued that, in some cases, the proposal works against these objectives.

As to the Metro's stated objectives:-

1. There is little in the information available to us to indicate how this vibrancy and attractiveness will be achieved. The height of the buildings as proposed and the proposed heights of those adjacent will rob the precinct of sunlight, making the area an unappealing area for leisure activities.
2. It seems that the open space available around the perimeter of the buildings will allow only for fairly sedentary activity or limited walking. The proposal will not cater for the active leisure activities of those who will live or work nearby. It is difficult to see how activities as such cycling could be incorporated into an area that is confined,

especially when it is likely that large numbers of commuters will be walking to and from the station much of the time.

3. The height of the buildings will not only mitigate against the achievement of the objectives of the actual station site but are likely to have negative impacts on adjacent recreational areas. Overshadowing, wind tunnel effect and lack of sunlight will make the small but heavily used open spaces in Crows Nest less appealing
4. It is hard to understand how communities will be strengthened by this plan as the only open space shown in the plans appears to cater for a very narrow range of needs. The hundreds of units above the site are unlikely to enhance the community focus of the precinct. If anything, the community and family focus that has been prevalent in the Crows Nest area may be threatened.

We hope that the plans for the site will be re-considered for the above reasons.

We would welcome the opportunity to discuss our submission in more detail.

Yours faithfully



Merri Southwood
President
Greenwich Community Association Inc
0412 361331
southwood@bigpond.com