

## **Objections to Over Station Development of Crows Nest Metro**

*Barbara DeGraff has made her objections directly to Sydney Metro, the Premier and the Minister for Planning. Her statement, below, offers ideas for others in responding to Sydney Metro's proposals. Barbara says it's important to increase the number of objections to the over station development of the Crows Nest Metro. She encourages people to cut and paste from the statement, changing the order and maybe putting it in your own words.*

### **Metro's Stated Objectives**

- 1 To build an integrated station that will complement the vibrant and bustling neighbourhood of Crows Nest and making Crows Nest more connected than before
- 2 To protect the village feel of Crows Nest
- 3 To provide appropriate transition to existing low rise character of Willoughby Road
- 4 To complement the village atmosphere that makes Crows Nest a nice place to live and work

### **My Objections**

I object because the current plans for the Metro site do not meet Objectives 2, 3 and 4 above. I object because the excessive height, bulk and scale are inconsistent with existing controls including the Council's St Leonards/Crows Nest Planning Studies (Precinct 1).

- 1 I object because this is MASSIVE OVERDEVELOPMENT.
- 2 I object to this proposal because no public benefit has been negotiated with the community.
- 3 I object to the loss of an opportunity to provide increased and improved public space on publicly owned land (open space and community facilities to serve the existing and future population in the precinct).
- 4 I object because two 27-storey buildings within 2 blocks of Willoughby Road (and the heart of Crows Nest) does not provide an appropriate transition to the existing low rise character of Willoughby Road – and certainly does not protect the village atmosphere of Crows Nest.
- 5 I object to the proposed wall of buildings because they will overpower the village of Crows Nest and completely overshadow the Village and Ernest Place particularly during the winter months. Ernest Place is the pocket park in the heart of the village that is well loved and well used by residents, workers and visitors, Crows Nest Community Centre, school students and more!
- 6 I object because of the devastating impacts on expanded Hume Street Park which is half a block from the site. This is one of our few open spaces and one which Council has been working to expand and enhance for many years.
- 7 I object because of the overshadowing, overlooking and loss of our solar access.
- 8 I object because Crows Nest streets are too small to handle the traffic generated by the proposed Metro development and the other enormous buildings approved for the Pacific Highway in Crows Nest. There is INADEQUATE VEHICLE ACCESS.
- 9 Where is the DRAFT Plan for the Crows Nest St Leonards Priority Precinct? I object to being asked to comment on a site of enormous significance and value to the community without the benefit of knowing what the Department of Planning and Environment have in their DRAFT Plan for the wider area.
- 10 I object to the enormous step change being proposed for Crows Nest. These 17-storey and 27-storey buildings are replacing buildings that ranged from 3 to 8 storeys. We do not want 27 storeys to be the new benchmark or precedent for Crows Nest village.

### **Additional Comments**

- 1 The proposal for a HOTEL IS A GOOD IDEA. However, I object to the hotel being 17 storeys high.
- 2 What other plans do you have to pull people to the Metro site? I would like to see this development offer the community a number of reasons to visit the development site besides getting on and off the Metro. Please consider things like:
  - Including the Post Office on the Crows Nest side of the site

- Building appealing, sunny outdoor spaces for commuters, workers and residents. Staircases that we can sit on, water fountains, outdoor table tennis table (bring your own bat and ball)
  - Including a library, day care, occasional care, a public school, community centre housing for seniors, affordable housing for service workers, social services and sporting facilities in the residential towers and commercial building.
  - Include secure parking for bikes and prams
  - Incorporate best practice recycling – a public container recycling facility for commuters and residents to use for deposit containers, take away food containers and coffee cups
- 3 Has anyone investigated vacancy rates in the area? I believe there will be a lot of empty units which will lead to local problems with economic activity, public safety and community amenity.
- 4 I object because I am unclear on the plans for getting people safely across the Pacific Highway. This needs to be an integral part of the Metro Plan. I haven't seen any mention of this.