

**Text of the unanimous resolution of the North Sydney Council  
on Monday, 30 July 2018**

**Item 242**

**CiS02: Crows Nest Integrated Station Development\***

RESOLVED:

1. THAT Council makes an immediate submission to both TfNSW\*\* and the Department of Planning and Environment in response to the pre-Secretary's Environmental Assessment Requirements (SEARS) exhibition. [\*\*Transport for NSW]
2. THAT in Council's submission, the following points be included and elaborated on:
  - a. There be a pause on the process so that Sydney Metro prepare a Masterplan for the site in consultation and collaboration with Council and the community.
  - b. The proposal's excessive height, scale and use have not been informed by the DPE's Planned Precinct for St Leonards/Crows Nest.
  - c. The highly valued village feel of Crows Nest and solar access to key spaces like Willoughby Road, Hume Street Park and Ernest Place, may be compromised as a result of the proposals.
  - d. The Over Station Development (OSD) must not impact on the residential amenity of the western side of the highway in Wollstonecraft.
  - e. The OSD appears to propose limited employment floor space and misses an opportunity to lead the employment agenda in this precinct.
  - f. Contribution of public benefit, particularly community space, does not appear to be part of this proposal.
  - g. The design of the OSD appears to include car parking above ground which will detract from the architectural merit and interest of the buildings, reduce capacity to accommodate employment floor space and is a poor transport planning outcome given that a new Metro representing high levels of public transport accessibility, underpins the OSD.
3. THAT the Crows Nest Placemaking & Principles Study (2016) be amended to state that there should be no additional overshadowing of Ernest Place year round on the grounds that:
  - a. Ernest Place is the heart of Crows Nest village and highly used by the community; and
  - b. afternoon sunlight to this community space is critical to the vibrancy of Crows Nest.
4. THAT Council seek any solar analysis undertaken to inform Metro's proposal.
5. THAT the provision of commercial floor space and community uses be recognised as more desirable than above ground car parking in the podium of any development above a Metro station and that further options be developed for any necessary car parking.
6. THAT the future development of the OSD prioritise local jobs and community uses by:
  - a. Locating any necessary parking under Hume Street Park in return for community space in the podium of the proposed building; or
  - b. At a minimum, providing high floor to floor ceiling heights to adaptively reuse any parking space in the future for employment and community purposes.
7. THAT Council urgently write to the Ministers for Transport and Planning and the Premier seeking an urgent pause to this process and that Sydney Metro be directed to prepare a Masterplan for the site in collaboration with Council and the community in order to guide future development above the Metro station and to ensure the provision of community benefits on the site.

\*Page 197 of the Minutes of the 3706th Meeting of the North Sydney Council held on Monday, 30 July 2018.