

## **Re Crows Nest Sydney Metro Site Rezoning Proposal**

I have lived in the Crows Nest area for over 10 years because of the Village feel and community vibe. This is going to be destroyed by the proposed Crows Nest Sydney Metro Site Rezoning Proposal.

I strongly object to the proposal for the following reasons:

- The height and mass of the proposed buildings over the Crows Nest station does not fit in with the Village feel of Crows Nest.
- The high density of the buildings proposed does not support public amenity and the principles of open space.
- A change in height to the degree envisaged will set a precedent in the area and result in further buildings of a similar height being approved, creating the same concrete jungle that is now St Leonards.
- The principle of transitioning the size of buildings is not being implemented given the big change in heights between the buildings proposed along the highway.
- The overshadowing effect of these buildings makes the extension of Hume Street Park redundant. Who wants to go to a park that only lets in the light between 10am and 3pm? How does this serve the community?
- The proposed creation of a high rise corridor along the Pacific Highway will also detract from the Village feel.

The Pacific Highway around St Leonards already feels like you are driving into a dark canyon surrounded by high rise – a wind tunnel with no life, especially on a Sunday. Why would we want more of the same in Crows Nest?

There is already a glut of apartments in many areas of Sydney. The deflating housing market will encourage developers to take more short cuts to maintain their profit margins.

- The area is ahead of the Greater Sydney Commission growth projections and goals for 2021. Why is overdevelopment required?
- Adding additional accommodation – commercial and residential - without ensuring that there is enough infrastructure to service the area is madness.

- The roads in the area are already clogged.
- The schools are overflowing with no plans in place to correct this.
- The Emergency Department at the Royal North Shore is unable to cope in a timely manner with all the patients they receive – especially in winter.
- Why is the Metro element being developed outside of the plans for St Leonards and Crows Nest? A coherent strategic direction is required to ensure that the overarching needs of the community are met rather than the needs of an outside body, which seems to be operating outside of the local government planning environment.

Moving forward:

- A sound plan for the area is required before further development occurs. This should include:
  - Strict building criteria that will be monitored and enforced. It currently seems as if developers are running the show rather than local government.
  - A plan for infrastructure that is implemented before further development takes place.
- Local government building plans should be treated with respect. I have never been in favour of the Federal Government or other bodies overriding Council planning controls. They are not in touch with the community and their needs.

What is the point of local government if their plans are overridden willy-nilly. The wishes of the community have to be taken into consideration.

- A greater consideration given to medium density living with large flats that encourage families to move into the area would be much more positive for the area.

Thank you for the opportunity to express an opinion.

Yours sincerely  
Dr B A Brand