

I have read the Draft Rezoning Proposal for Crows Nest Metro, inspected the exhibited plans and attended a forum on this. I object to the proposed Rezoning on the following grounds:

1. It allows excessive building height and density. 2 x 27 storey buildings, others of 17 and 8 stories serve the developers and only the developers well. The impact in terms of overshadowing, congestion and bulk are self evident. The built environment should be controlled and consistent with the outlook and green spaces currently enjoyed, not turned into another CBD. Medium height buildings, no more than 6 levels, would open up the area, provide housing, employment, retail and green livable spaces.
2. The FSR for residential space should be maintained at its current level. The focus should be on developing the area as a commercial centre and retail centre, not a smattering of commerce and primarily residential units.
3. The current infrastructure fails to deal with the volume of traffic in peak hours. The proposed huge increase in residential units would cause gridlock.
4. This proposal, as it stands, is at odds with the stated aim of the rezoning which includes 'reinvigorating' the area, enhancing services and facilities for residents, workers and visitors in the area. The current plans would destroy the space, amenity, diversity, light and views and add to the bottlenecks which exist already.