

Concept State Significant Development Application SSD 18_9579

Sydney Metro Crows Nest Over Station Development

Final date for submissions 8 February 2019

I object to the Crows Nest Metro Concept SSD for the following reasons:-

1. the proposed use of the site is inconsistent with the primary objective of the Greater Sydney Commission's North District Plan to increase employment in the area adjacent to the Metro Station. The bulk of the development over the station is designated for residential use. Development over the station is the optimal location for commercial office space, especially with the erosion of quality office space that has characterised the development of St Leonards and Crows Nest in recent years
2. the Metro is a public authority. It has a responsibility to set standards for development that are consistent with NSW government planning policies and to develop the site for public benefit, not to facilitate commercial objectives of developers
3. the bulk and scale of the development is inconsistent with the stated objective of NSW Planning to preserve the village atmosphere of Crows Nest and Willoughby Road
4. assessment of the SSD should not be progressed until completion of the consultation period for the St Leonards and Crows Nest 2036 Plan and the Metro re-zoning proposal and full assessment by and feedback from the NSW Department of Planning. To do otherwise calls into question the commitment of the NSW Department of Planning to genuine community consultation.