

To:

Director, Sydney Central Urban Renewal  
Department of Planning and Environment  
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From:

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**Submission:**

**Crows Nest Sydney Metro Rezoning Proposal.**

**1. Public benefit.**

**We note that while Sydney Metro suggests the development should be exempt from the SIC and the S7.11 contribution based on the wider benefit of the Metro:**

- **The Draft 2036 Plan encourages community uses on the Metro site ( a 50-place long day care child care centre, landscaped public open space on the podium roof);**
- **The rezoning proposal suggests the Metro will deliver community infrastructure and improved public domain; and**
- **The SSD application suggests a VPA will be negotiated with NSC prior to lodgement of the DA.**
  
- **The Draft Plan proposes 7500 new dwellings and 6,900-16,500 new jobs by 2036.If Sydney Metro does not pay the SIC or the S7.11 Contribution there will be a significant funding shortfall to meet the added demand on community facilities.**
- **We request greater collaboration between Sydney Metro, the DPE, NSC and the community to ensure growth is well managed, does not adversely impact the provision of important public spaces, and is supported by timely delivery of social infrastructure on the Metro site.**

## **2. Jobs.**

- **The proposed zoning and non-residential FSR controls do not deliver enough local jobs.**
- **The surrounding suburbs support a highly educated population.**
- **The aim of the GSRP is the 30-minute city.**
- **Locating jobs near the new Metro has social benefits. North Shore workers do not have to commute to the city. They can spend more time with their families.**
- **Local workers are the primary support for the daytime economy, which is good for local businesses.**
- **A high proportion of commercially focused development should be prioritised within comfortable walking distance of the Metro station.**
- **The 2036 Plan does not adequately leverage jobs growth from the Metro. This is a lost opportunity for local workers.**
- **The rezoning proposal may result in mixed use towers with commercial uses only in the podiums across all sites.**
- **The SSD application appears to further reduce employment capacity. Site A has ground level retail and perhaps day care , with above ground parking in 3 levels of both towers. Site B proposes a hotel which would support a very limited number of jobs. Only Site C, the smallest site provides for commercial uses.**
- **The maximum non-residential FSRs under the rezoning proposals do not support enough local jobs and fall short of the strategic directions under the GSR Plan and the District North Plan.**
- **We support more job capacity at Site A, B3 commercial core zoning for Sites B and C, and a commercial building rather than a hotel at Site B.**
  - **Built form.**
- **The proposed built form controls do not fit the local character and community vision for CN.**

## **3. Built form.**

- **Proposed heights will overshadow Ernest Place, Willoughby Rd and the Hume Street Park. Opportunities for new open space in SL and CN to support a significant population increase are exceptionally limited. The best approach is to expand and embellish existing spaces and protect the amenity of others. Afternoon solar access to Ernest Place and Willoughby Rd is basic to local character, amenity and the economic success in CN. Given the scarcity of open space in SLCN, sunlight to Ernest Place and Willoughby Rd should be protected. This includes Willoughby Rd south of Burlington which is the subject of a draft plaza upgrade.**
- **Maximum height limits under the rezoning proposal are not supported because it would create an unacceptable level of overshadowing to Ernest Place and Willoughby Rd. Proposed built form controls do not fit the local character and the community vision for CN. The Metro towers are out of scale with CN Village.**
- **The bulk and poor separation of the Site A towers on the highway will create a “wall” elect viewed from Ernest Place, Willoughby Rd or the Hume Street Park, out of character with the low-scale Village atmosphere.**

- **The height and density controls overwhelm the fine grained nature and scale of CN and have significantly detrimental solar and visual impacts.**
- **The maximum FSRs under the rezoning proposal are not supported because the resulting built form will create unacceptable visual and solar impacts which are out of keeping with the local character of CN or any agreed future character.**
- **We support detailed design excellence provisions to provide certainty regarding solar amenity and to prevent overshadowing.**
- **Above ground parking is not supported. Height could be reduced by removing on site parking.**

**4. SIC.**

- **We request that Sydney Metro pay \$7.11 contributions and the SIC, if imposed, on the basis that all new development must equitably contribute to the cost of local and regional infrastructure projects in SLCN.**
- **We request that a VPA is negotiated with Sydney Metro as part of the rezoning proposal to ensure adequate provision for community facilities within the design.**
- **We request that the Draft 2036 Plan adequately provide for the community facilities needed to support almost doubling of the residential population, such as a district library, a youth centre, the relocation of Kelly's Place, new affordable child care facilities and affordable housing.**