



An artist's impression of Crows Nest Station entrance. Subject to change as project progresses.

## Crows Nest Station – project update

September 2020

### What is in this project update?

- As a result of community feedback, Sydney Metro has amended the Crows Nest over station development proposal
- Sydney Metro has lodged the Response to Submissions report responding to comments raised by the community about the original Crows Nest over station development proposal
- The community can make a formal submission on the Response to Submissions report to the Department of Planning, Industry and Environment once the formal exhibition period begins
- Separate to the amended over station development proposal, a draft Station Design and Precinct Plan has been prepared and is now open for comment directly to Sydney Metro.

### Crows Nest Station to complement vibrant character

The new Crows Nest Station will complement the vibrant character that people know and love about the area.

It will provide a catalyst for increased public transport use, providing the community with another option for getting around Greater Sydney.

The new station will provide a modern, fast, safe and reliable metro rail link from the start of the Metro North West Line at Tallawong (Rouse Hill) through Chatswood, Crows Nest, Victoria Cross (North Sydney), under Sydney Harbour, through new CBD stations and southwest to Bankstown in 2024.

### Over station development

In July 2018, the community was invited to participate in early engagement for the Crows Nest integrated station development. Sydney Metro delivered 6800 invitations to the local community for four community information sessions.

The Environmental Impact Statement (EIS) for the over station development was exhibited by the Department of Planning, Industry and Environment (DPIE) from November 2018 to February 2019. The EIS incorporated community feedback into the design, based on early engagement.

Four community information sessions were held during the exhibition and 677 submissions were received during the exhibition period.

Sydney Metro has prepared and lodged the Response to Submissions report with DPIE.

You can make a formal submission on the Response to Submissions report to DPIE. Ways to make a submission are outlined on the back page of this Project Update.

## Benefits of the amended proposal

As a result of community and stakeholder feedback received during the EIS exhibition period, Sydney Metro has amended the original proposal. The amended Crows Nest over station development proposal addresses community concerns in several ways including, but not limited to:

- a **20 per cent reduction** in the overall size of the building envelope
- **reduced building height**
- **reduced overshadowing** of public places, including Ernest Place
- changes in proposed land use to **increase employment opportunities and reduce new residential dwellings**.

The Crows Nest over station development will also provide an **affordable housing** contribution of 5% of the residential gross floor area to be managed by a Community Housing Provider (CHP) for a period of 10 years (or a monetary contribution of equivalent value to a CHP to provide affordable housing in the local area).

## Crows Nest Station benefits

The local community will benefit from having a metro station on their doorstep, so they can easily access employment hubs in the Sydney CBD, North Sydney, Barangaroo and Macquarie Park.

A new metro station at Crows Nest provides an opportunity to create a modern precinct that services the community's needs, now and into the future. Some of the key benefits include:

- new underground metro station
- new kiss-and-ride and taxi bays
- public domain works including footpaths, street trees, lighting and street furniture
- new bike parking
- new on-road marked cycle link.

## Crows Nest metro rail benefits

- air-conditioned metro train every 4 minutes in the peak
- fully accessible station including lifts, and no gap between platforms and trains
- reduced travel times to key precincts
  - 4 minutes to Chatswood
  - 5 minutes to Barangaroo
  - 7 minutes to Martin Place
  - 13 minutes to Macquarie Park
  - 15 minutes to Macquarie University



An artist's impression of Crows Nest over station development from Hume Street. Subject to separate planning approval.

Buildings proposed to be delivered by unrelated private parties



An artist's impression of the exhibited Crows Nest over station development proposal.

### Original proposal

#### Building heights



**Site A**  
27 storeys



**Site B**  
17 storeys



**Site C**  
8 storeys

#### Land uses



**Site A**  
Residential buildings



**Site B**  
Hotel/tourist accommodation or commercial office building



**Site C**  
Commercial office building

### Amended proposal

#### Building heights



**Site A**  
21 storeys



**Site B**  
17 storeys



**Site C**  
9 storeys

#### Land uses



**Site A**  
Commercial office building



**Site B**  
Residential building



**Site C**  
Commercial office building

## Amended proposal

Buildings proposed to be delivered by unrelated private parties



Crows Nest over station development



Buildings proposed to be delivered by unrelated private parties

Crows Nest over station development

Top: An artist's impression of the *amended* Crows Nest over station development proposal. Subject to change as project progresses.

Below: An artist's impression of the *amended* Crows Nest over station development proposal showing Site C. Subject to change as project progresses.

## St Leonards and Crows Nest 2036 Plan

Sydney Metro's amended over station development proposal complies with the planning controls in the St Leonards and Crows Nest 2036 Plan, which was recently released by the Department of Planning, Industry and Environment.

The St Leonards and Crows Nest 2036 Plan sets out the strategic land use and infrastructure needs of the broader St Leonards and Crows Nest precinct, of which the Crows Nest Station is part of. It will provide the community with new infrastructure,

open spaces, upgraded cycle links and infrastructure to support the local community's plans for future health and education needs. Community feedback has led to significant improvements including more funding for open space, revised building heights and densities, and improved protection of key public spaces and heritage areas.

For further information and to view the St Leonards and Crows Nest 2036 Plan, please visit: [planning.nsw.gov.au/stleonardscrowsnest](http://planning.nsw.gov.au/stleonardscrowsnest)

## Community infrastructure

Sydney Metro has dedicated funding set aside for North Sydney Council to use for a range of community benefits, including:

- upgrading and increasing green space
- improvements to public domain

- local public infrastructure and amenities, such as open space, community uses and sport facilities
- Sydney Metro will continue working closely with North Sydney Council to progress and formalise these contributions.

## Draft Station Design and Precinct Plan

Separate to the amended Crows Nest over station development proposal, a draft Crows Nest Station Design and Precinct Plan (SDPP) has also been prepared that shows how the design of the station itself and the surrounding precinct has developed.

The draft SDPP outlines the urban, landscaping and architectural design for Crows Nest Station and shows how it will integrate with the surrounding precinct.

The draft SDPP is now on exhibition at [sydneymetro.info/station/crows-nest-station](http://sydneymetro.info/station/crows-nest-station). You are encouraged to provide your feedback to [sydneymetro@transport.nsw.gov.au](mailto:sydneymetro@transport.nsw.gov.au) by **Friday 16 October 2020**.

Your feedback will be considered and addressed in the final Crows Nest SDPP, which will be made available on the Sydney Metro website.



An artist's impression of Crows Nest Station entrance on Clarke Street. Subject to change as project progresses.

## The planning process

DPIE published the St Leonards and Crows Nest 2036 Plan in August 2020. The Plan incorporated community feedback and establishes the strategic planning context for the broader precinct, of which the Crows Nest Station is part of and outlines the Local Environmental Plan (LEP) controls to which Sydney Metro's concept State Significant Development Application (SSDA) responds.

The concept SSDA is the first stage in the planning assessment process. It provides an assessment of the building envelopes, land uses and potential environmental impacts, including height and possible impacts on neighbouring land. The concept application does not seek consent for any construction or other physical work.

The next stage is to refine and develop the design, including the final architecture of the buildings. This is called a detailed SSDA.

Following a competitive tender process, Sydney Metro will select a private sector partner to build the development. The private sector partner will also prepare and submit the detailed SSDA for Sites A and B, while Sydney Metro will prepare and submit the detailed SSDA for Site C.

## How to provide feedback

### Crows Nest over station development Response to Submissions report

The Response to Submissions report is now available online for viewing at [sydneymetro.info/integrated-station-development](http://sydneymetro.info/integrated-station-development)

The Response to Submissions report will soon be formally exhibited by DPIE at

[planningportal.nsw.gov.au/major-projects/project/11506](http://planningportal.nsw.gov.au/major-projects/project/11506)

Formal submissions can be provided to DPIE once the formal exhibition period begins through:

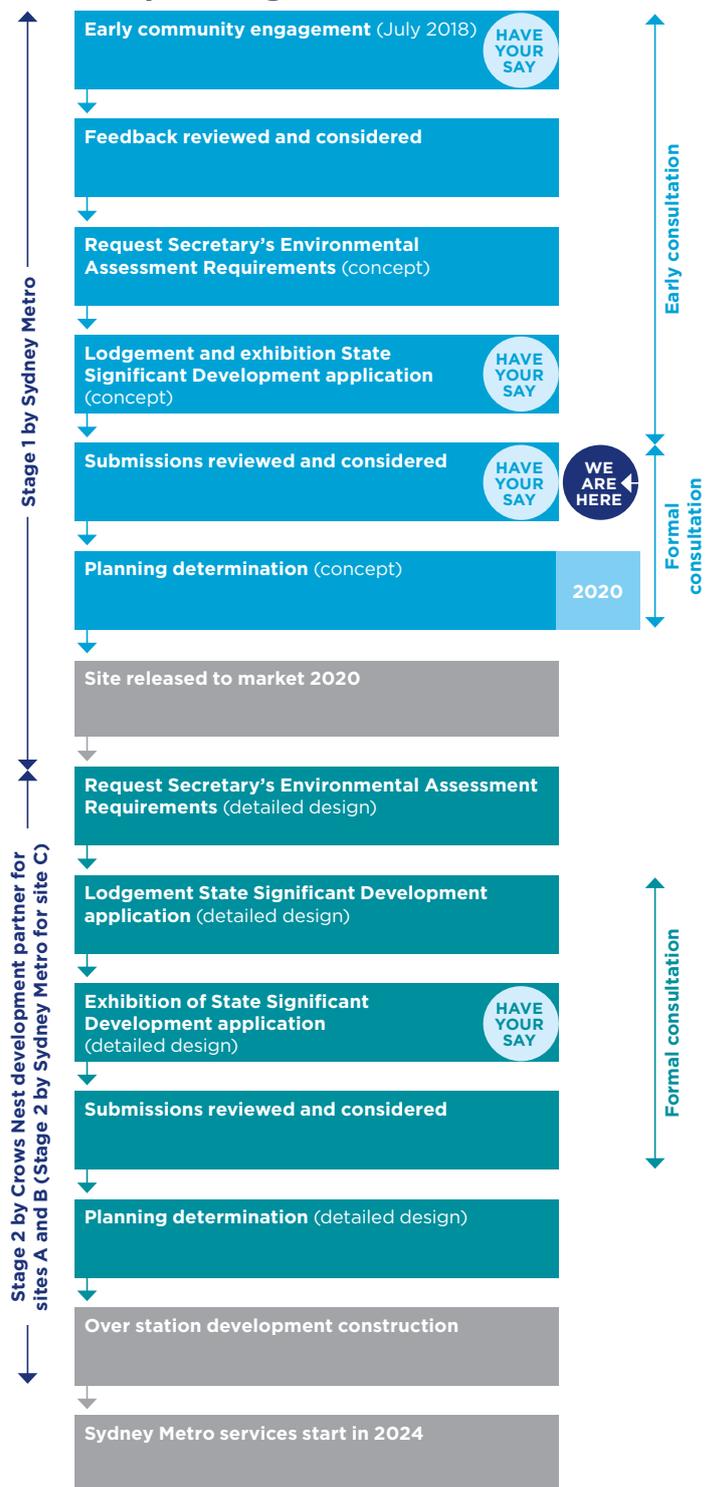
- DPIE's Major Projects website:  
[planningportal.nsw.gov.au/major-projects/project/11506](http://planningportal.nsw.gov.au/major-projects/project/11506)
- emailing: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)
- mailing submission to:  
Planning Services  
Department of Planning, Industry and Environment  
Locked Bag 5022, Parramatta NSW 2124

### Draft Crows Nest Station Design and Precinct Plan (SDPP)

The draft SDPP is now on exhibition at [sydneymetro.info/station/crows-nest-station](http://sydneymetro.info/station/crows-nest-station)

Feedback can be provided to [sydneymetro@transport.nsw.gov.au](mailto:sydneymetro@transport.nsw.gov.au) by **Friday 16 October 2020**.

## The planning timeline



## Contact us

- 1800 171 386** Community information line open 24 hours
- [sydneymetro@transport.nsw.gov.au](mailto:sydneymetro@transport.nsw.gov.au)
- Sydney Metro City & Southwest**, PO Box K659, Haymarket NSW 1240
- If you need an interpreter, contact TIS National on **131 450** and ask them to call **1800 171 386**