



27 July 2018

Sydney Metro
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Dear Ms Purcell,

RE: Sydney Metro, City & Southwest Project Communications – Crows Nest Early Engagement

Thank you for reaching out to the Sydney Business Chamber (the Chamber). The Chamber welcomes the opportunity to comment on the *Integrated Station Development for Crows Nest*.

As you are aware, the Chamber is a division of the NSW Business Chamber and represents Sydney's leading corporations as well as organisations from the government and not-for-profit sectors. On behalf of members, the Chamber advocates for Sydney to be a competitive and sustainable global city. The Chamber strives to identify, develop and promote the major issues that contribute to economic activity and growth in Australia's global city, Sydney. This is achieved on behalf of business by representation and collaboration with governments at the local, state and federal level.

The Chamber is a committed and vocal advocate for Sydney Metro. While the transport benefits of Sydney Metro are well understood, the urban renewal opportunity of Sydney Metro has the potential to significantly transform how Sydney functions and is likely not so well understood.

The Chamber believes that the success of Sydney Metro should be assessed on not just how it improves the way we move but how well it improves the way people in Sydney live and work by introducing greater options in terms of increasing job hubs adjacent to residential developments and its role in reducing congestion within the goal of the 30-minute city. Indeed the *Crows Nest Integrated Station Development* should to be a leader in this.

Central to this opportunity is the design and configuration of the station to ensure there is integration with other transport modes, housing, surrounding business activity and the creation of mixed zones to enhance the concept of mixed commercial and residential activity.

The **2018 Mobility Orientated Development (MODE) benchmarking index**, which analysed transit hubs from across the world, found that Australian transit hubs are behind their global counterparts due to age, low integration with precincts, and return on property value. It's critical that in the design and delivery of stations for Sydney Metro that the opportunity is taken to address these issues.

It is essential stations provide the ability to quickly and easily change transport modes, provide new residential and commercial activities and integrate effectively with the existing community. The Chamber welcomes the commitments to develop both residential and commercial buildings during delivery of the Crows Nest Metro Station and indications that it will provide greater access for cycling to the station.

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While these commitments are welcome, more detailed plans are required to understand how these will be achieved and at what scale. For example, while the station will support cycling – will it support cyclists looking to travel with a bike by providing larger lifts? Will it provide any charging facilities for electric bikes/scooters? Will bus services be accessible within the station for those looking to travel to Neutral Bay / Mosman / Manly (and to Health services in the area).

In addition, with the development of Sydney Metro reducing the amount of traditional high street retail on the Eastern side of the Pacific Highway, steps to reintroduce and reactivate retail along this strip would be welcome.

The Chamber acknowledges the concept of a mix of residential and commercial development as fundamental to achieving the goal of the integrated over-station development. Given close proximity to the significant North Shore Health Precinct an opportunity would seem to present to include some “key worker” housing within the residential development with an appropriate adjustment to the FSR as an incentive.

The local community is long-established and includes residents who have lived in the locality for a long time. Given the nature of the locality part of the proposed residential development could be considered for independent seniors living.

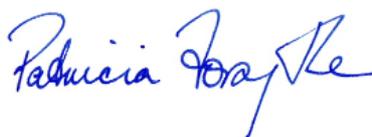
It is the proximity to the health precinct that may open opportunities not identified in the concept design but could form part of the next stage in the process.

Vibrancy of the local community including the night-time economy is an important goal and achieved if Crows Nest becomes a “destination” station. One option to grow the economy is consideration be given to incorporating an education facility within the development or a local community facility such as a library, or small theatre.

The Chamber appreciates that this is only the commencement of this important project. We look forward to working with you as the plans and development of stations for Sydney Metro progress.

Please contact Luke Aitken, Senior Manager Policy NSW Business Chamber on 02 9458 7582 or luke.Aitken@nswbc.com.au if you would like to discuss this correspondence further.

Yours sincerely

A handwritten signature in blue ink that reads "Patricia Forsythe".

Hon Patricia Forsythe
Executive Director