

Submission to Department of Planning and Environment on  
**Strategic planning investigation of the St Leonards and Crows Nest Station Precinct.**

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Residents in “Character Area 5” in the Interim Statement  
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In general, we support the re-zoning of Character Area 5, to enable high and medium density development in all of this area; as shown in the diagram in the Interim Statement, bounded by Greenwich Road, River Road, the train line and the Pacific Highway. In time, all of this area will be re-zoned, and it will enable better planning and implementation of infrastructure (such as walkways, cycle-ways, child care, schools, safe and convenient crossing of the Pacific Highway) if all of this rezoning is done now, instead of splitting it at Park Road, to go west to Greenwich Road at a later time.

We support the amalgamation of smaller sites in all of Character Area 5, to enable better implementation of high and medium density housing for the following reasons:

1. It will allow better design and implementation of active transport via walkways and cycleways, to connect into St Leonards and future Crows Nest stations; and to avoid the busy Pacific Highway. This infrastructure can be part funded by the “Special Infrastructure Contribution (SIC) plan” mentioned in “Next Steps” in the Interim Statement.
2. Enable more people to have easy access to RNSH, train transport and growing employment. Short term rentals in this re-zoned area will enable easy access for families who have a sick relative at RNSH.
3. It will not preclude development of surrounding sites, as “future” redevelopment sites will all be included in Character Area 5. There will be no conflict between existing low density housing and high density housing, in the areas of over-shadowing and increased local car traffic.
4. The views to the City and Harbour are available to all sites in the higher areas of Character Area 5; and this value should be utilised to the maximum extent. These views do not exist to the west of Greenwich Road.
5. Higher population by re-zoning all of Character Area 5 will quicken the viability of establishing new community services such as child care, schools and a “café – neighbourhood” at St Leonards train station, similar to the Crows Nest neighbourhood. With current zoning, there is not the population to support this, as the St Leonards cafes are only open and used by office workers at lunch-time. Greater local population will enable the viability of night-time opening and establishment of a neighbourhood atmosphere similar to Crows Nest.
6. Over-shadowing will be difficult to avoid; and a balance between accessing the views of the City and Harbour verses over-shadowing in all new development needs to be made. This will be easier to achieve than maintaining existing sun access to houses between Park Road and Greenwich Road. The whole of Character Area 5 needs to be re-zoned.