

7/9/2017

Strategic Planning Review of the St Leonards and Crows Nest Precinct.

To whom it may concern,

I'm writing on behalf of Tannert Pty Ltd, owners from 2 - 6 Pacific Highway St Leonards.

We welcome the Department's review of the planning and land use controls for the St Leonards and Crows Nest Precinct. The advent of the new Metro Line provides a unique opportunity to undertake a comprehensive and precinct wide review of this area which has suffered from decades of fragmented planning and siloed thinking from the three respective Local Councils.

We believe that, despite the best intentions of the Council's which have controlled the area, St Leonards has failed to live up to it's potential as vibrant town centre. In many cases development has been ad hoc and poorly planned and the narrow interests of the respective Councils have been given priority over the needs and aspirations of the wider community. A centralised, State Government led, review of the future for the precinct is both timely and welcome.

We have reviewed the Departments strategic documents and we welcome the suggestion that the Pacific Highway Corridor is to become an *activated, high density mixed use corridor...*. Lane Cove Council has for several decades expressed the desire for the precinct along 2-64 Pacific Highway to be redeveloped as an employment hub. This desire has been reflected in successive LEP's and DCP's which have supported ever increasing heights and FSR's for the area. Yet, notwithstanding Council's efforts, this precinct has declined and employment and development has gone elsewhere. While being well located, adjacent to the existing train station, this precinct has struggled to attract the tenancies and investment to match Council's ambitions. This part of the precinct is currently run down and hasn't had any significant investment for several decades. **We strongly support the Department suggestion that this area be considered for greater density and for more flexible land uses.**

We would welcome being kept informed of the Departments deliberations and are interested in helping the Department to progress these reforms in a timely manner.

Yours sincerely

Sean Macken
Macken Strategic Planning Solutions
Level 2, 276-278 Abercrombie St
Darlington 2008
sean@seanmacken.com.au