

## **Submission on St Leonards Crows Nest Priority Precinct**

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The proposal by government for a priority precinct covering St Leonards, Artarmon and Crows Nest appears to ignore or perhaps override the work done by North Sydney Council on the Crows Nest Planning Study in 2016.

That study was launched to identify and manage growth pressure associated with the delivery of the proposed Metro Station at Crows Nest and also identify public benefits to support such growth.

A survey was undertaken. Correspondence was sent to over 9,000 local residents and landowners in the study area (including a number of residents from Lane Cove and Willoughby Councils) notifying them of the survey. To encourage a greater response rate, a reply-paid envelope was included in all correspondence.

There was overwhelming response from the community, with over 1000 completions of the survey. Approximately 80% of responses were from residents in the area.

After analysis of the responses to the surveys, a number of key principles for the study were developed as follows:

- Maintain and enhance the village atmosphere in Crows Nest
- Maintain and enhance access to amenities
- Proactively manage development pressure
- Provide public benefit
- A greater focus on sustainable transport

It was recommended that Council note the feedback from the consultation and move into Stage 2 of the Crows Nest Planning Study to develop options for growth taking into account the feedback received.

RECOMMENDATIONS of the Council were:

1. THAT Council notes the feedback and the key themes from the Stage 1 consultation of the Crows Nest Planning Study.
2. THAT Council proceeds to Stage 2 of the Crows Nest Planning Study taking into account the stakeholder feedback received.
3. THAT Council seek funding from the State Government for the development of the Crows Nest Planning Study.
4. THAT Council includes the Crows Nest Planning Study in the Delivery Program.
5. THAT Council notes the risks associated with any future imposition of a State Infrastructure Contribution from the NSW Government in potentially undermining identified local benefit that may be captured from future private development within the precinct.

My submission asks that government works closely with North Sydney Council and takes account of its Crows Nest Planning Study in development of the final plan and that priority be given to;

- Protect the village of Crows Nest and not to have high rise dwelling or office construction near the Willoughby Road strip
- Ensure that there is public benefit by having more open space and reserving space for schools
- Return the Crows Nest post office to Crows Nest from its current location in St Leonards.
- Avoid the over-development of the area based on high rates of population increase which is currently supported by high rates of immigration. Federal policy must change to reduce unsustainable growth.

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