

28 August 2017

NSW Planning & Environment  
GPO Box 39  
Sydney NSW 2001

## Submission – St Leonards and Crows Nest Priority Precinct

PPD Planning Consultants (PPD) represents the majority owners (over 85%) of strata commercial suites at 270-272 Pacific Highway, Crows Nest. The site has an area of 3,940m<sup>2</sup>, is in the St Leonards and Crows Nest Priority Precinct and is located 367m from the nearest entry to the Crows Nest Metro Station. On their behalf, we have reviewed the draft vision, objectives and guiding planning principles that are currently on public exhibition.

This submission is accompanied by the following urban analysis diagrams prepared by A E Design Partnership:

- Figure 1      Employment Precincts and Ownership
- Figure 2      Open Space
- Figure 3      Placemaking
- Figure 4      Urban Structure

### **Employment Review**

*Figure 1 – Employment Precincts and Ownership* shows Employment Precincts based on the Draft Key Economic Directions provided by SGS Economics and details how:

- The subject site and immediate surrounds are located at the intersection of four (4) Employment Precincts.
- There is an opportunity to explore consolidating and expanding Southern Health and Education Precinct, particularly in relation to the Mater Hospital
- The subject site and immediate surrounds are strategically located to provide significant employment growth.

### **Social Infrastructure and Open Space Background Review**

*Figure 2 – Open Space* shows how there are relatively few areas of open space within the St Leonards and Crows Nest precinct and more particularly any type of open space within the 300m distance threshold from the subject site.

As part of the next steps for this study, there is an opportunity to amalgamate the subject site with the adjacent sites located along Sinclair Street and locating a central open space and a through-site connection from Sinclair Street to Pacific Highway to serve the future population.

### **Preliminary Urban Design Analysis**

*Figure 3 – Placemaking* details how the subject site and immediate surrounds are located at an overlap of five (5) precincts. From a 'placemaking' sense, it is at this location that all the main ingredients come together to make the most of a strategic location that:

- Has access to a wide range of existing uses such as cafes, restaurants shops, supermarkets, public buildings, banks and medical centres in the Crows Nest Village Precinct.
- Is located less than 400m from the new Metro Station and along Pacific Highway making it ideally suitable for additional development uplift.
- Provides opportunity to consolidate and expand the existing health activities related to the Mater Hospital.

*Figure 4 – Urban Structure* details how the subject site and immediate surrounds are located at the iconic 5-way intersection of Pacific Highway, Falcon Street, Willoughby Road and Shirley Road. Noting the current built form interface at the 5-way intersection predominantly includes low-rise heritage buildings that have limited development potential, we recommend the location for gateway sites should be shifted slightly further south along Pacific Highway as show in Figure 4.

In summary, it is suggested the Preliminary Urban Design Analysis consider:

- Expanding the Southern Health and Education Precinct;
- Relocating the southern Gateway slightly further south along Pacific Highway; and
- Identifying the strategic merit of the Gateway site for significant growth and up lift.

We look forward to your consideration of this submission.

Yours sincerely



**Tony Polvere**  
Director