1. Employment Precincts & Ownership

The Figure shows Employment Precincts based on the Draft Key Economic Directions provided by SGS Economics (St Leonards and Crows Nest Strategic Employment Review). The subject site is located within the Highway South precinct.

The site is located at the intersection of 4 Employment Precincts - Highway South, Southern Health and Education, Crows Nest Village and Alexander Street precincts.

Employment Precincts based on SGS Economic's Draft Key Economics Directions for St Leonards and Crows Nest:

Highway South:
- Showroom / bulky retail precinct,
- first floor commercial
- incentives for redevelopment including residential
- 25,000 sqm approx. prop'n serving

Southern Health and Education:
- Explore opportunities for consolidating and expanding health and education activities

Alexander Street:
- Transition precinct,
- Allow redevelopment with higher density residential with ground and first floor retail / commercial for start-ups, personal services, etc.
-10,000 sqm approx, pop'n serving

Crows Nest Village:
- High amentiy precinct,
- Protect the grain and scale

St Leonards Core:
- Precautionary principle required given prospect of new station catalysing higher value office development
- Require minimum employment floorspace outcome in any redevelopment
- Investigate catalysing by residential in genuine mixed use redevelopment,
- Consider major car parking reforms to reduce development costs and impostion at street level

Subject Site - 270 Pacific Highway Crows Nest
Open Space
Crows Nest Station Entry Points
367m walking distance from Crows Nest Station
Core: 400m or 5 min walking distance from Crows Nest Station
Mater Hospital Sites
Gateway
Community Focus

N
0 25 50 100 200m