

Dear Sir/Madam,

Review of the various high-level plans for the St Leonards area, including the latest *A Plan For Growing Sydney* document reveals a consistent theme to guide the area towards a role of a Strategic Centre for employment growth. Indeed, the Draft Objectives of the *Interim Statement* reflects this and reiterates the focus on "*employment growth and strengthening the Precinct's commercial role*". The *St Leonards and Crows Nest Strategic Employment Review Final Report (May 2017)* concludes that this area is "*one of a kind on the lower North Shore*" and that "*there is a need to restrict residential development*".

As stated in the Employment Review Final Report, the major threat to an effective use of the opportunities offered in this precinct is the competing demand for land use for residential purposes. In recent years there has been a substantial push by property development interests to effectively sideline the intended strategy for the precinct in favour of rapid returns through a narrow focus on high-rise residential outcomes.

The St Leonards precinct offers a unique opportunity within the metropolitan area, and developments within this precinct will require careful oversight to ensure that they are in line with the Strategic Planning priorities for the metropolitan region so that the opportunity for growth in employment and prosperity is not squandered.

Further, the *St Leonards and Crows Nest Station Social Infrastructure and Open Space Study* covers many of the shortcomings of this precinct in meeting an acceptable level of social infrastructure for the current state of residential use - much less meeting the needs of the additional population that will be present once the many residential high-rise buildings currently in process are fully occupied.

Please consider the core planning goals of these reports, and ensure that they are respected by shaping future planning documents to **reject across the entire precinct ALL pending and future concepts with a substantial residential development focus**, including what is proposed in the ill-considered St Leonards South Master Plan. Attempts to justify support of the Strategic Centres goals on the basis of such proposals being "not incompatible" with the primary goals shows a lack of appreciation of the nature of this "*one of a kind*" opportunity.

There are many places where residential development can be promoted with the rationale of "Transit Oriented Development", but there is no place like the St Leonards Precinct to provide a sound base for building capability, partnerships and growth to support the development of a "*Health and Education Super Precinct*".

Greenwich,
17/09/2017