

17 September 2017

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Ann-Maree Carruthers

RE: Submission to St Leonards and Crows Nest Station Precinct for the site bound by Falcon Street, Alexander Street and Pacific Highway, Crows Nest

This submission to 'St Leonards and Crows Nest Station Precinct – Interim Statement and Draft Structure Plan' has been prepared on behalf of Eastern Property Alliance Pty Ltd and relates to the sites bound by Falcon Street, Alexander Street and Pacific Highway, Crows Nest (subject site), refer to the figure below.



Figure 1: The site and surrounding local context

Source: Sixmaps, modified by Mecone

Eastern Property Alliance welcomes the precinct planning process undertaken for 'St Leonards and Crows Nest Station Precinct' and has undertaken some investigations into the future redevelopment of the site which are detailed in the Vision Statement, refer to **Attachment 1**.

It is highlighted that the site is identified as a southern 'gateway' site to the St Leonards CBD and Crows Nest Village along Pacific Highway in the Preliminary Urban Design Analysis (prepared by SJB) which accompanies the Interim Statement and Draft Structure Plan. Furthermore, it is noted that the site is 150m south of the new Crows Nest Metro Station.

The vision for the site proposes to create a high rise mixed use development with retail and commercial uses to the podium levels and hotel and residential uses above in two tower elements. The proposal seeks to incorporate diverse types of residential housing including innovative affordable housing initiatives and defence housing. The proposal will introduce desperately needed shared greenspaces throughout the development which will benefit future residents, commercial/retail tenants and hotel guests.

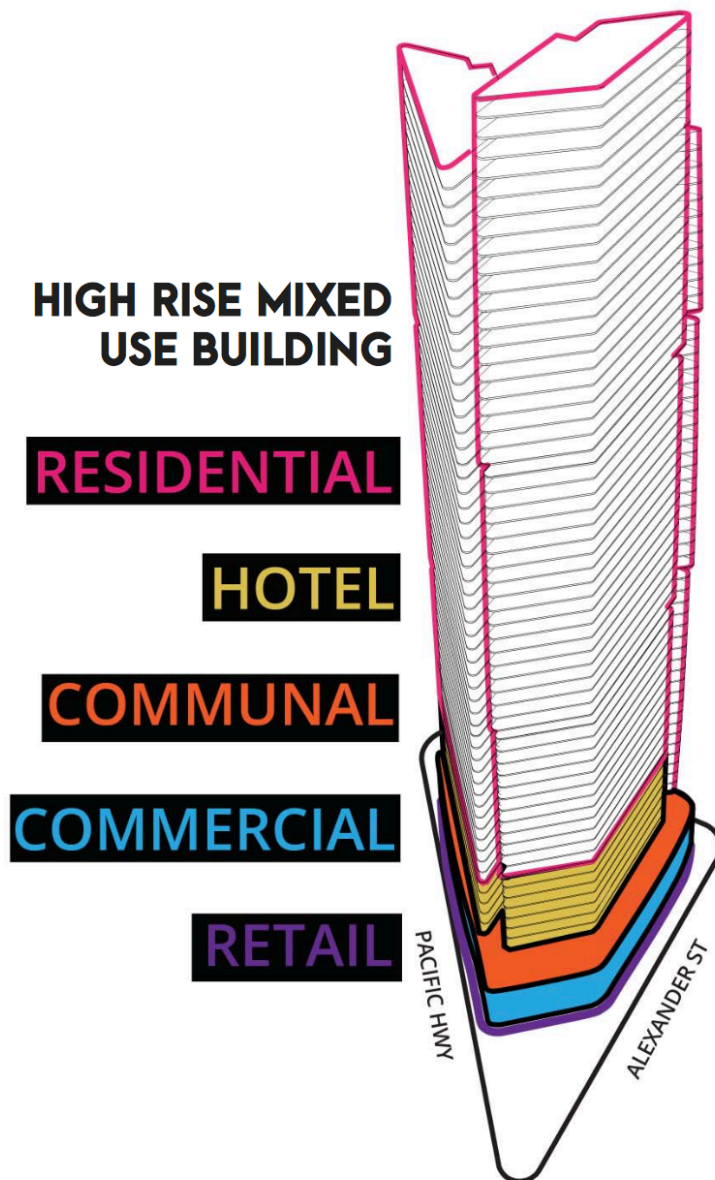


Figure 2: Proposed scheme for the site
Source: Sydney Architecture Studio

We consider that the proposal strongly aligns with the aims and objectives of *St Leonards and Crows Nest Station Precinct* and the supporting documentation by:

- Creating a southern 'gateway' site to the St Leonards CBD and Crows Nest Village;
- Extending the Crows Nest Village along Falcon Street which will contribute to strengthening the Village;
- Facilitating appropriate uplift (height and density) close to the new Crows Nest Metro Station and along the Pacific Highway;
- Creating a mixed use development which will retain commercial and retail uses to the podium and residential and hotel uses above;
- Provide commercial offerings which allow for large floor plates along Pacific Highway;
- Creating a vibrant hub offering live, work and play opportunities;
- Encouraging public transport as a preferred mode of transport;
- Improving pedestrian connections; and
- Enhancing public domain and open space.

Eastern Property Alliance Pty Ltd supports the planning for the Precinct and would like the Department to consider our proposal for the site, in particular the pedestrianised extension of Crows Nest Village along Falcon Street (with traffic diverted along Alexander Street).

We thank you for the opportunity to provide a submission to the Precinct and would welcome the opportunity to discuss this further with the Department.

If you would like to discuss the matters raised in this submission, please contact me via email kbartlett@mecone.com.au or on 8667 8668.

Yours sincerely



Kate Bartlett
Director