

The Hon A Roberts MP
Minister for Planning and Environment
State Government of NSW

Dear Sir,

Rezoning proposal for Sydney Metro Crows Nest Station

I **object** to the current rezoning proposal for the Crows Nest Metro Station and the associated proposed Over Station Development.

The minimum requirement for any proposal of the scale of the **Crows Nest Sydney Metro Site Rezoning Proposal** is that it **fully** supports the primary objective associated with the precinct. The St Leonards / Crows Nest precinct has been identified in several high-level plans (including the *A Plan For Growing Sydney* document) that have been prepared by various state governments over the course of recent years, and the consistent clear intention at the highest level of planning strategy has been to promote the Crows Nest and St Leonards area as a Strategic Centre that is to focus primarily on **jobs growth**.

See Attachment 1, and many other community submissions for more details.

The Crows Nest Sydney Metro Site Rezoning Proposal that has been presented to the community **completely fails to fulfil this primary objective** - by any measure.

Conceiving of a proposal that maximizes the exploitation of potential rezoning by promoting blatant over-development of high-rise residential dwellings is a strategy born of a childhood experience in the game of Monopoly - not from the consideration of the long-term interests of the current and future citizens of this city.

No-one would contest that some moderate, suitably scaled and sympathetic residential development in support of predominately widespread commercial development could be beneficial, indeed the high level plan supports a degree of secondary residential expansion. But the main focus must be on laying the groundwork to stimulate further commercial activity and investment in this critical precinct, not on promoting massively over-scaled high-rise apartments that will provide very little by way of contribution to the city's prosperity.

This Crows Nest Sydney Metro Site Rezoning Proposal **should be rejected**, now. There will be no second chance to get this right: the unique aspects of this precinct have been recognised many times and have led to the setting of high-level planning objectives directed to supporting **jobs growth** - not property development profiteering.

Please consider recommencing and realigning this planning endeavour so that it fully supports the direction set by the higher level plans for this precinct.

Please consider putting the future **prosperity** of the city, the **liveability** of the precinct, and feedback from the **community**, ahead of expedience in planning and other factors that have influenced the direction of this rezoning proposal.

The community will be more than happy to provide further information and assistance to allow this proposal to be realigned so that an **appropriate balance** is achieved and the intended precinct use as a **hub for jobs growth** becomes a reality.

Your sincerely,

Greenwich
3 December 2018

Attachment 1: Submission to DPE, 17 September 2017, from Greenwich

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