

St Leonards Crows Nest Draft Plans - Submission

I object to the Crows Nest Draft Plans for the following reasons:

Creating a mini Manhattan in an area of buildings that are no higher than 5 stories is not compatible with the stated objective of maintaining the village atmosphere of Crows Nest.

The increased traffic will cause traffic congestion and problems with access and parking.

There is no need for more residential apartments over the Metro Station as there is already an excess of apartments in the St Leonards/Crows nest area. This appears to be value capture without benefit to the community

The Green Plan for South St Leonards is totally inadequate for the development proposed.

The area designated is misleading. Not only is the open space not entirely within the area of the Draft Plan, but inappropriate for recreational activities because much of it is too steep or affected by nearby roads.

The public spaces are not protected from overshadowing from the proposed high rise developments. The proposed heights of the buildings will create considerable overshadowing of Ernest Place, Willoughby Road and Hume Street Park.

The more dense the proposed development is, the more green and recreational space is important.