

1/2/19

Director Sydney Urban Renewal
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Submission: St Leonards and Crows Nest 2036 Draft Plan

I support a coordinated plan for the St Leonards Crows Nest Area however I raise the following objections/comments on the draft plan as exhibited:

- The proposed building heights along the Pacific Highway are far too high and must be reduced. There is no basis on which these heights are required and they will seriously impact on the quality of life for existing and future residents. They will create the potential for wind tunnels and significant loss of light to existing inhabited areas and completely destroy the character of the area.
- Urban renewal is being addressed far more appropriately by other countries and Australia should be looking at these best practices rather than creating huge wind tunnel-like stretches of highway with little thought for quality of the living environment on either side.
- The Draft Plan does not address sufficiently the necessary infrastructure that would be required for the proposed population increases. Where is the defined space set aside for schools, open space, healthcare and better traffic management?
- Any plan should have a good mixture of housing but this plan seems entirely premised on approving large high rise high density developments.
- There appears to be little attempt to support the development of an employment hub which was supposed to be an objective of the plan.
- Designated Significant Sites should have building controls specified. These heights must be set after consultation with the community.
- The Draft Plan does not address the future of the St Leonards South Planning Proposal area and simply says it will be "looked at" at a future date. The current proposal for St Leonards South fails on many fronts, including good design principles. To think that 138 dwellings should be replaced with 2400, with no new open space or amenities is crazy. The heights proposed for the eastern end of the area would completely destroy the feel of the area and create significant overshadowing and view loss for existing buildings.
- Reasonable height high-rise development should be confined to the Pacific Highway.

Thank you.

Name withheld on request