

1/2/19

Director Sydney Urban Renewal  
Department of Planning and Environment  
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**Submission: St Leonards Crows Nest Draft Local Character Statement**

The Character Statement has some merit but does not deliver on many of the so-called “guiding principles”. I raise the following objections/comments on the draft plan as exhibited:

- The population is predicted to increase in the area by almost 100% in 20 years. Similar predictions for the North District Plan are far less (22%) and the Greater Sydney area (36%). On what basis is such a huge increase considered acceptable? More realistic targets should be set that will not compromise the quality of life in this area.
- PLACE Guiding Principles: access to sunlight needs to be prioritised, as does the avoidance of wind impacts/tunnels.
- LANDSCAPE Guiding Principles: Public open space needs to be increased and prioritised over large developments. If people live here, they need open space and the area is currently not well-served.
- BUILT FORM Guiding Principles: Any tall buildings should be concentrated around the St Leonards Core and not extend to Crows Nest which has a village-like atmosphere we should seek to maintain.
- It is all very well to talk about “gradual sensitive height transitions” but this is not evident in current developments, or in those likely to result if this plan in its current form goes ahead and rezoning and height limit increases proceed.
- LAND USE Guiding Principles: There is far too much emphasis on high rise residential developments and little that seems to be promoting employment opportunities or encouraging business.
- MOVEMENT Guiding Principles: We need to encourage people to use public transport and to walk, not to own cars. Pedestrians and other active transport forms need to be prioritised, rather than being an afterthought. If the population grows as proposed current walkways and connections are inadequate and this does not seem to have been addressed in a meaningful manner.
- Consistency: There are inconsistencies between the Character Statement and the Draft 2036 plan that should be addressed in detail.

Thank you.

Name withheld on request