

Director, Sydney Central Urban Renewal,
Department of Planning and Environment,
GPO Box 39,
SYDNEY, NSW, 2001.

Dear Sir/Madam,

St Leonards/ Crows Nest Draft Local Character Statement

I object to above Statement, as it fails to deliver on the majority of its Guiding Principles, even though I support its content in principle.

The predicted population increase in the St Leonards/ Crows Nest area over the 20 years to 2036 is almost 100% up to 26,400 people. This compares with a predicted population increase for the North District Plan area over the same period of 22%, and for greater Sydney 36%. A more realistic and sustainable population needs to be set for St Leonards/Crows Nest.

Firstly, in regard to the **Place Guiding Principles**, I object because the Significant sites, high-rise buildings and inadequate solar protection are severely adversely affecting Crows Nest, residential areas in Wollstonecraft and the low to medium-rise residential areas in St Leonards. Access to sunlight and wind impacts need to be prioritised.

Secondly, in regards to the **Landscape Guiding Principles**, I object because more public open space needs to be created, funded and delivered as a matter of urgency. The area is already well below reasonable open space access guidelines, especially when considering a significant proportion of the population live in apartments.

Thirdly, in regards to the **Built Form Guiding Principles**, I object because taller buildings and higher densities should be concentrated around the St Leonards core and must stop at Oxley Street. Development of sites between St Leonards station and Oxley Street should be designed to avoid a solid wall of buildings and wind tunnels and protect solar access. There should not be any high rise anywhere along the Pacific Highway south of Oxley Street so that the Crows Nest village is protected.

Additionally I object because the 'gradual sensitive height transitions' promised are not provided on the Lane Cove area of the Plan. High rise building of up to 50 storeys overlooking low rise areas is not acceptable. Equally so for Crows Nest.

Fourthly, in regards to the **Land Use Guiding Principles**, I object because there should be significantly less provision for high rise residential- more needs to be done to provide for the 'diverse range of employment opportunities', 'better mix of office spaces for different business sizes and types', and to 'provide a mix of housing types...to ensure at all stages of life are encouraged to live in the area.'

Fifthly, in regards to the **Movement Guiding Principle**, I object because a detailed traffic management plan is needed before rezoning and high rise developments are approved. 'Connectivity improvements to and around St Leonards and Crows Nest stations' and 'opportunities to safely cross the Pacific Highway' must be prioritised to handle the expected 10,000 pedestrian movements per hour expected in peak hour.

Finally the concept of the Draft Local Character Statement is to be commended. However it appears that a significant portion of the Draft 2036 Plan was written before this Character Statement was finalised, and many aspects of the Character Statement are not reflected in the Draft 2036 Plan.

yours

Genia McCaffery