

## Submission re St Leonards Crows Nest Draft 2036 Plan

1. I support the goal of NSW govt State Planning Authority to produce a cohesive, integrated and controlled plan for development which is in line with its stated goals of enlivening the precinct through transport and residential development and supporting the area as a jobs and education centre. I object to the draft plan as the development proposed is inconsistent with these stated goals.
2. Specifically, the volume, density and scale of development is excessive and would have negative impact on local amenity, traffic flow, street scape, accessibility and change the area from having some green space, character and views to a Hong Kong like jungle. The proposed height and number of towers should be reduced to at most one tower, with other buildings of low to medium height.
3. The developments already under construction in the area and their impact needs to be taken into account in any development plan.
4. The development should include more green and open space, to encourage social interaction, sport, relaxation in line with healthy living and maintenance of a village atmosphere.
5. Connectivity between proposed Metro and St Leonards train station should be made more open, safe and pleasant.
6. The proposed excessive residential developments would worsen the gridlock that already occurs along the Pacific Highway and blocks either side and reduce accessibility. It would become a no-go zone.
7. There would be resulting increases in traffic of all forms from the metro and commercial, educational and health developments so adding huge residential developments is without justification.
8. This is an opportunity to make the St Leonards/Crows Nest a vibrant hub for work, health, learning, community activities and relaxation. Filling the area with high rise residential towers, as planned, would be over-development and counter to the State Planning goals outlined.