

St Leonards and Crows Nest 2036 Draft Plan - Submission

The decision to develop a coordinated plan for St Leonards Crows Nest is supported, as development in this area has long been uncoordinated with the area controlled by three separate Local Councils.

I make the following objections to the Plan as it stands:

- The proposed building heights along the Pacific Highway must be reduced. Such heights will seriously impact residents in the area and cannot be supported.
- The Draft Plan fails to deliver on one of its key Land Use objectives, namely the provision of a mix of housing. There are already more than enough high-rise apartment developments in the area.
- The area already suffers from inadequate infrastructure (especially open space, schools, healthcare, and traffic management). The Draft Plan should not proceed until the infrastructure needed for population increase is planned and provided at the same time as development occurs.
- Building controls for the designated Significant Sites should be specified in the Draft Plan. It should not be possible for a development to be approved for heights above specified height limits.
- The Draft Plan has failed to address planning of the area bounded by Greenwich Road, River Road, the rail-line and Pacific Highway.

Plans for this area should tightly confine high-rise development to the Pacific Highway.

- To ensure public trust in the consistency and integrity of the NSW planning process, all Planning Proposals for spot re-zonings must cease if the 2036 Plan is adopted.