

## **St Leonards and Crows Nest 2036 Draft Plan - Submission specifically the St Leonards South (SLS)**

I support the following:

- **A co-ordinated plan led by DoP for the entire precinct. This includes the area bounded by River Rd, Greenwich Rd, the rail line and Pacific Hwy. The draft plan fails to address the 2.5 streets that are wedged between the proposed site on the Eastern side , the commercial buildings on Pacific Hwy and Greenwich Rd. I am familiar with this area as I live on Portview Rd and therefore should have a greater input on the use of this land.**
- **A mix of commercial buildings on the Eastern side and high density residential on the western side of the precinct. This will deliver on one of the key land use objectives in the St Leonards as an employment hub.**
- **The rejection of the proposed plan by Lane Cove Council ( LCC ). The plan fails to deliver some of the key areas of employment, liveability, built form, land use and movement of people.**

It fails on employment and Land Use as the majority of the plan is geared towards high density residential.

It fails on liveability and employment as there are barely any commercial spaces allocated. There is an emphasis on residential units over commercial spaces and this has the potential to create slum like living conditions in the future. Furthermore there is a lack of genuine open space and the level of access to sunlight is unacceptable. The NSW DoPE has a guide of 2.83 hectares/1000 people which the plan fails to come close to achieving. The figure of 21 hectares of open space and parklands is FALSE and MISLEADING. It is currently 12.7 hectares of open space - with the remaining of 8.3 hectares outside the boundary of the draft plan area.

It fails on built form as the buildings proposed are large concrete blocks that sit front, centre, back and side to each other are without any architectural merit. More open space is essential to compensate for the lack of private space, to support active living, make it a liveable community and to give our children the open space for active play.

Again it fails on movement of people as the plan only connects people from Park Rd East to St Leonards and yet leaves a majority of people from the Western side with no clear connections to key pieces of infrastructure. The connection is hemmed in by large high rise residential which can lead to a safety issues for pedestrians. The plan fails to adequately deal with the massive traffic congestion that will clog up our roads and place enormous pressure on our infrastructure.

**Furthermore there is an overwhelming dissatisfaction from the local community with LCCs proposed plan for the St Leonards South. In the last community consultation held by LCC in 2018, there were over 350 submissions made by the community. A majority of these submissions sought to reject LCCs proposed plan. We seek a better planning outcome.**

- I support the use of Artarmon as a key light industrial area.
- A meaningful open space and connections of the quality and size to accommodate a range of recreational pursuits. A connection from Greenwich Rd to key pieces of infrastructure supported by commercial spaces along these connection.
- I support the State Government to take over the planning for St Leonards South. LCC does not have the resources or expertise to develop this key piece of development.

The proposed plan by LCC does not deliver good planning outcomes. It does not have the support from local residents and therefore the plan must be abandoned for a better planning outcome. It does not meet the needs for public space, employment, liveability or liveable connections. Furthermore there is minimal access to sunlight, open space and a disconnect from the community. There is an emphasis on residential units over commercial spaces, small useless pocket parks over large parks and inadequate green connections. LCCs plan is destined to become a blueprint for future ghettos.

Kind Regards,

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