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GPO Box 39,
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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 since the area is controlled by three separate Local Councils. However, on behalf of the Naremburn Progress Association I wish to raise several concerns and/or objections, but beforehand I also wish to flag a misleading depiction on the map graphic on page 13 of the Plan. Looking at that graphic, it suggests Naremburn is some vague area north of Dalleys Road, whereas in fact that part of the area north of Chandos St and east of the railway line right through to Wheatleigh St is also Naremburn, rather than any continuation of Crows Nest. This distinction is especially important when considering the building height transitioning between commercial buildings south of Chandos St, and the Local Conservation area commencing on the north side of Chandos.

- **Maximum proposed building heights along the Pacific Highway and in the closer area must be reduced.** Such heights (up to 50 storeys) will seriously impact residents in the area and cannot be supported. Proposed and recently approved developments such as 88 Christie St and 100 Christie St should be reviewed on an urgent basis.
- The Draft **Plan fails to ensure the necessary infrastructure needed for population increase** (especially open space, schools, healthcare, and traffic management) is planned and provided for before further development occurs. Green space is critically short in the existing situation, but improves very little through to 2036. This must be addressed urgently, as a once-in-a-lifetime opportunity. The effects of any other planned large-scale road projects such as the Beaches Link Tunnel and Western Harbour Tunnel also need to be considered, as if they eventuate then additional disruption to traffic movements around the perimeter of the area will be significant. However it must be said that such concept plans are out-of-step with the objective of moving more people onto public transport.
- The Draft Plan fails to deliver on a key Land Use objective of the Plan, namely **commercial premises to support the development of an employment hub.**
- The Plan fails to deliver on a key Land Use objective of the Plan, namely the **provision of a mix of housing.** There are already more than enough high-rise apartment developments in the area. The St Leonards South area provides the opportunity to plan for medium density R3 development.
- The Draft Plan has failed to address what it regards as proper planning in the St Leonards South Planning Proposal area. The **St Leonards South Planning**

Proposal as submitted fails many of the design principles outlined in the plan, including confining high-rise development to the Pacific Highway between St Leonards station and Crows Nest Metro.

- To ensure public trust in the fairness and administration of the planning function, **all Planning Proposals must cease** if the 2036 Plan is adopted.

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