

ST LEONARDS AND CROWS NEST PRECINCT

DRAFT 2036 PLAN SUBMISSION

As an architect and long-term local home-owner, living within the Crows Nest Holtermann Estate Conservation Areas, I write to vehemently object to the outcomes described in the Draft 2036 plan for St Leonards and Crows Nest. While I support the development of a coordinated plan based on the expressed needs of the existing and proposed population, there is little evidence that any of the main principles have been successfully applied.

About a third of the precinct zone clearly cannot be utilised to house the new worker and resident population, areas such as the hospital and TAFE sites, Artarmon industrial area and the three conservation areas.

Please consider the following concerns:

Building heights:

The proposed building heights on the Pacific Highway are excessive given the stated principle of long-distance vistas and sky views. These have already been adversely impacted by the Mirvac towers opposite the Albany Street intersection.

Infrastructure needs:

The number of new dwellings and people with anticipated increasing numbers of children require new schools, sports grounds and playgrounds – not simply “additional school places” and a couple of linear landscape strips called ‘parks’. Roads and footpaths will be unable to accommodate the worker and resident influx. ‘Reverse setbacks’ are of benefit only for the developer, they do not provide for tree canopy, sunlight or open vistas.

Employment hub:

The plan needs to better act to fulfil the stated principle of providing for future employment. The main strategy appears to be high rise residential for the commercial gain of developers (both public and private).

Mix of housing:

The dominance of high-rise developments and scant provision for scaled transitional development, particularly in the visual vicinity of Willoughby Road fails to fulfil the purpose of the main principles.

Triangle site – Alexander Street Slimlines:

The concept design for an urban gateway known as ‘Slimlines’ at the triangle site counteracts the stated design principles of keeping the heritage feel of the Five Ways intersection and the village feel of Willoughby Road. Any high-rise building, whether or not of a slim nature, will ruin short, medium and long view vistas from the village centre.

St Leonards South:

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.

Conclusion:

I object to the poor application of the stated principles of the Draft 2036 Plan. We deserve a more considered, realistic approach to provide a desirable precinct for people to live and work within a healthy, sustainable environment.