

## **St Leonards and Crows Nest 2036 – Community Feedback on Draft Plan 2 December 2018**

### **Summary**

**Overall, I am extremely dissatisfied with the St Leonards and Crows Nest 2036 Draft Plan. It fails to fully consider the impact that over-development will have on the Crows Nest community in particular, having disregard for many of the issues that the residents have highlighted, including over-crowding, over-shadowing, over-development, whilst failing to properly address and meet the community needs and desires.**

**After all, it is our community, not the planners' or the developers' or the governments'.**

**I would like to raise the following points with respect to the 5 key pillars mentioned in the plan:**

#### **Place:**

***The community wanted to retain the village atmosphere in and around Crows Nest, particularly Willoughby Road, ensuring that this is protected.***

- The proposed plan states that it will not change Willoughby Road, which is admirable, however the proposed development around Crows Nest will do very little to retain the village atmosphere.
- Huge, ugly high rise development does not create 'sunny and bright public spaces', it creates shadowy, cold and windy wind tunnels (just like St Leonards is now, which is not attractive or appealing). This will not protect the village atmosphere.
- "Considering wind impacts" for proposed buildings (page 12 of document), will not guarantee that wind tunnels will not exist, or will be prevented.
- Gradual height transitions will NOT be provided if massive high rise development is approved for above and around Crows Nest Metro Station, when the near and adjacent buildings on Clarke Street, Hume Street and Willoughby Road will be dwarfed.
- Whether it be a hotel, apartments or office blocks, this is NOT public open green space.
- How can the "heritage look and feel" of the 5 ways intersection be maintained when the proposal is to allow 27 storey buildings along the Pacific Highway. Surely a maximum height restriction of 4 storeys can be implemented (to look similar to Military Road, Neutral Bay), which is vibrant and energised, without the need for massive over-development.

#### **Landscape**

***The community wanted more greenery and less concrete – particularly around Crows Nest and St Leonards Station, as well as buildings that 'fit in' with the land.***

- The artist impression of Hume Street Park expansion (page 21 of document), is to be commended (although more grass would be favourable over pavers to satisfy the 'less concrete' aspect), however interestingly, the buildings in that impression do not exceed 4 storeys, creating a sense of open space which is appealing. Yet the proposal is for at least 27 storey buildings which (as mentioned above) is not in keeping with the community's wishes.
- The success of Ernest Place revolves around the fact that there is green grass to sit on, a lively atmosphere with very minimal over-shadowing from buildings which are at most 4-5 storeys.
- The proposed minimum 27 storey buildings along the Pacific Highway fails to meet the community's desire for less concrete and something that fits into the land. Instead, such a 27-storey development will literally tower over the surrounding shops, businesses and houses in the

same way that the Blue's Point Tower shoots up out of no-where and stands out like a sore thumb.

### **Builtform**

***The community stated that St Leonards should remain the densest part of the area.***

- The concentration of high rise development along the Pacific Highway, over and around the Crows Nest Metro and towards 5 ways totally conflicts with this. Proposed rezoning for these sites will directly and significantly impact the character of Crows Nest village.
- Best Practice Design – the current high rise developments around St Leonards station, up the Pacific Highway towards Crows Nest (and in fact around greater Sydney) could generally be described as a mass of stacked boxes. They are ugly and extremely unappealing.

### **Land use**

***The community wants to ensure adequate infrastructure is in place.***

- The proposed plan appears focussed on residential and employment aspects only, without much consideration to any of the other key aspects of land use.
- The proposed plan states an additional 7,525 new dwellings, yet only one school is “to be considered”. Lack of public schools in the area is already a significant issue, particularly as there is only one public high school currently servicing the entirety of Kirribilli, McMahons Point, Waverton, Wollstonecraft, Greenwich, Crows Nest, and North Sydney. By far the majority of high schools in the area are private schools and then to a lesser extent selective schools, whereby most students are not local to the area. Priority MUST be given to delivering more public schools to the current local community before allowing more apartment development which will only further exacerbate the over-crowding issues at schools.
- No-where in the plan does it state that new sports facilities, ovals, parks, swimming pools etc. will be considered. What is the use of creating additional housing if the current (and even the proposed) infrastructure cannot support the existing community?
- Very little consideration seems to have gone into the issue of ‘affordable’ housing, as by far the majority of new developments in the area are marketed as ‘luxury apartments’.

### **Movement**

***The community wanted safer cycling and walking areas, better public transport, parking near public transport.***

- More dense housing means more cars, more people, and more congestion.
- The plan consistently states that the Metro will allow for quicker transport – whilst I do believe that this will be the case, the Metro will have absolutely no impact on a journey from say Crows Nest to Mosman or Manly, for example. Instead, the public transport option will still only be a bus along a more congested area with more cars because of a more dense population. How can safer cycleway co-exist? There is already no space and cars already are reluctant to ‘share’ the road with cyclists, or have to give up a lane for a cycle path.

**Other points and considerations:**

**The Rosenthal Project** (see image below)

This project, currently being developed in Lane Cove is a great example of development and progress with the needs of the community at the forefront. This would be a fantastic idea for over Crows Nest Metro, which will help to maintain the village atmosphere, it will not create overshadowing or a 'wind tunnel' and it can be enjoyed by everyone.

It will become a place where everyone can access and enjoy, as opposed to just those who live or work in the buildings currently proposed above Crows Nest Metro.

There is significant set back from the roads to make it more aesthetically appealing and comfortable, with plenty of green space, trees, opportunities for cafes etc., and it could be well integrated into the current pedestrianised shopping precinct (in this case at the top of Burns Bay Road). But a plan like this could be linked with the proposed Hume Street Park and then Willoughby Road.



<http://www.rosenthalproject.com.au/>

Instead, the proposal for Crows Nest will deliver something more like the image below, which is more akin to Hong Kong, and not a 'village' at all.



Given these developments are already approved for St Leonards, when similar type buildings creep up the Pacific Highway to Crows Nest, the village character of Crows Nest will be lost forever. "Escaping the hustle and bustle of everyday life (as stated in the 'Have Your Say' brochure) is a total contradiction as the development itself will intensify and add to more 'hustle and bustle'. More people means more cars, more congestions and more hustle and bustle. It also states that the village atmosphere of Crows Nest, as well as green public spaces can be enjoyed 'away from built up St Leonards'. Yet the proposal itself will create a 'built up Crows Nest'

***Sydney is already so choked with massive over-development, too many people and too many cars! Do something positive for this beautiful city and don't destroy yet another suburb. Consider these issues, and do not allow high rise development to creep into Crows Nest which will destroy the village atmosphere forever!***

Thank you for providing the opportunity to comment.

Regards,

██████████

Crows Nest Resident