

St Leonards and Crows Nest - Draft Planning Package Submission

Thank you for the opportunity to make a submission.

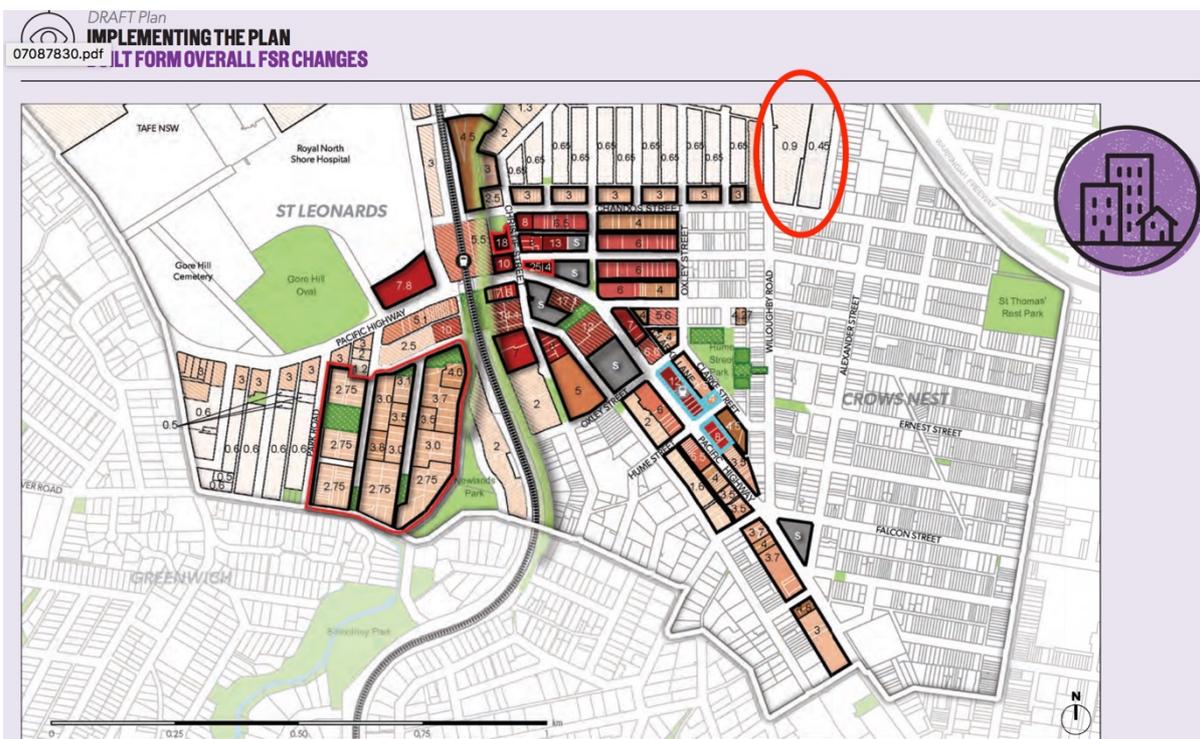
I have owned a property and lived in the area for 25 years.

My submission is regarding the Draft 2036 Plan – in particular “Figure 25: Floor space ratio (FSR)” on page 51 of the document.

Figure 25 is intended to show ‘built form overall FSR changes’ as the title suggests. The main focus of figure 25 appears to be to show the proposed FSR changes for development immediately around the metro area.

My concern with figure 25 is that it not only shows proposed FSR changes, but also includes some FSRs for areas that are not changing – which I believe is misleading.

I live in the area I have circled on figure 25 below:



The circled section of the map shows FSRs of 0.9 and 0.45.

The vast majority of the map (such as areas to the right of Willoughby Rd) do not show any FSR on the map – which clearly indicates there is no FSR change recommended.

However, the area where I live does include an FSR - even though it is the current FSR and no changes are recommended.

It is highly likely that in years to come a wide variety of different people such as council will use the ‘Draft 2036 Plan’ for reference and they could easily misunderstand that your intention is to specify an exact FSR for my area – when in fact my understanding is there are no recommended changes for my area.

Having large sections of the map with no FSR to indicate no changes and other sections (like my area) specifically showing an FSR could be very misleading.



I hope that you will consider my submission to make simple changes to figure 25 to more clearly show only FSR *changes* as the tile suggests.

Kind regards



Naremburn
NSW 2065