

Director, Sydney Central Urban Renewal,  
Department of Planning and Environment,  
GPO Box 39,  
SYDNEY, NSW, 2001.

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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 as the area is controlled by three separate Local Councils. However, I would like to raise the following objections:

- The **proposed building heights along the Pacific Highway must be reduced**. Such heights will seriously impact residents in the area, and cannot be supported.
- 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.
- 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.
- **Building controls for the designated Significant Sites should be specified**. These heights must be set in consultation with the community.
- The **triangle site** bounded by Falcon Street, Alexander Street and the Pacific Highway **should be excluded as a Significant Site**. This site is adjacent to Crows Nest village, and high-rise development on this site would seriously impact your stated objective of protecting the village character of Crows Nest. The inclusion of this site also contradicts another of your stated objectives to concentrate high-rise development between the St Leonards and Crows Nest stations.
- 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.
- To ensure public trust in the fairness and administration of the planning function, **all Planning Proposals must cease** if the 2036 Plan is adopted.