

Dear sirs,

### **St Leonards Crows Nest draft 2036 Plan (Draft 2036 Plan)**

I am a member of the Park Road and Portview Action Group. I write in relation to the Draft 2036 Plan insofar as it relates (or does not relate) to the St Leonards South precinct.

In short, I am seeking:

- **a proper holistic plan for the whole of the St Leonards South precinct, which avoids a situation where a relative small section of single and double storey houses are left opposite long rows of 8-12 storey apartments** – a plan which seeks to properly address the difficult issues of the site, mainly revolving around:
- **To the extent most of the area is to be given over to high-density apartments, it would be logical that this should be applied across the whole area bounded by main thoroughfares of River Road, the Pacific Highway, Greenwich Road and the existing train line to the east.** So as to achieve an equitable outcome for *all* residents across the precinct – not just for some.
- **if a holistic plan is too big to be implemented immediately, would a plan for 2036 perhaps consider some sort of staged approach, with plans for sections of the area to be developed over identified periods of time in a planned way?**

I have accepted the reality that our area would make sense for redevelopment given its geographical location and closeness to public transport and major public facilities like the Royal North Shore Hospital.

However, the current plan for long rows of high-rise apartments overshadowing a neighbouring rump of low-rise residences is demonstrably at odds with the new era of planning proposed by the State Government and the Greater Sydney Commission – for a properly planned city of local precincts with increased density around infrastructure which nevertheless respects the local character and without winners and losers. On what basis are the two and a half streets remaining in the precinct to bear the full brunt of this development (in terms of construction, traffic, significant overshadowing, loss of sunlight, value and amenity) without any of its benefits? Is it envisaged in all seriousness that nothing is to be done to that remaining area in the next 20 years?

In the case of Crows Nest/ St Leonards, it would seem that the Department of Planning's principles are to be applied everywhere in the study area except St Leonards South. Lane Cove Council's inadequate plans for the area are to be rubber-stamped on the basis some work has been put into them? Or because they make it easier for the Council in other areas?

The proposal should be done holistically across the whole of the precinct in such a way as will properly address all of the planning issues which have been identified, *or* be significantly wound back. In either case, the Department should be looking to a plan for a properly liveable precinct. It is not an excuse to say that those issues are difficult in this

area and therefore we should proceed with unsatisfactory or unliveable solutions – or that the Department of Planning will ignore the area on the basis it will be able to “blame” the development on LCC (or vice versa). There have been more than 4 years during which these unsatisfactory proposals have remained obstinately unchanged in the face of a wall of “consultation

Finally, it would be appreciated if the parties involved could move aside from the political games and the lack of transparency which have typified this process, and have a genuine look at plans for an area where Sydney citizens could all be proud to live in 2036.

Your faithfully,

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CONFIDENTIALITY  
REQUESTED