

18 February 2019

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally,
Atten: Ms Eva Klaic, Manager Urban Renewal

Re: St Leonards and Crows Nest – Draft Planning Package

The Urban Taskforce is writing regarding the *St Leonards and Crows Nest – Draft Planning Package* (the Draft 2036 Plan), currently on public exhibition by the Department of Planning & Environment. We understand that the Draft Planning Package provides the framework to guide future development in the area.

The Urban Taskforce supports the objectives and vision of the Draft Planning Package, from an industry perspective. Our comments are presented below for your consideration.

Restriction to 'commercial only' is unviable

We note that the Draft 2036 Plan proposes to retain certain sites as 'B3 Commercial Core' zoning. Restricting certain areas within the Study Area to 'commercial only' is generally unfeasible, and will lead to key sites not being developed. Large scale commercial-only developments have rarely been observed in St Leonards in recently years for this reason. Generally, sites which are permitted to incorporate a mix of residential and commercial uses become economically feasible in the short to medium term. We recommend the Department consider revising the application of the B3 Commercial Core throughout the subject area to a more appropriate B4 Mixed Use Zoning.

Mixed use opens up the potential for provision of affordable housing, social infrastructure and community facilities

Mixed use redevelopment will produce better urban outcomes compared to commercial only development and assist in achieving the objectives of the Draft 2036 Plan. This includes:

- Provision of modern floor space to the office market
- The opportunity to introduce new social facilities within the building
- Possible inclusion of affordable housing in mixed use developments
- The opportunity to revitalise and activate the ground plane to create active laneways and a vibrant public domain

- Delivers on transit-oriented development objectives.

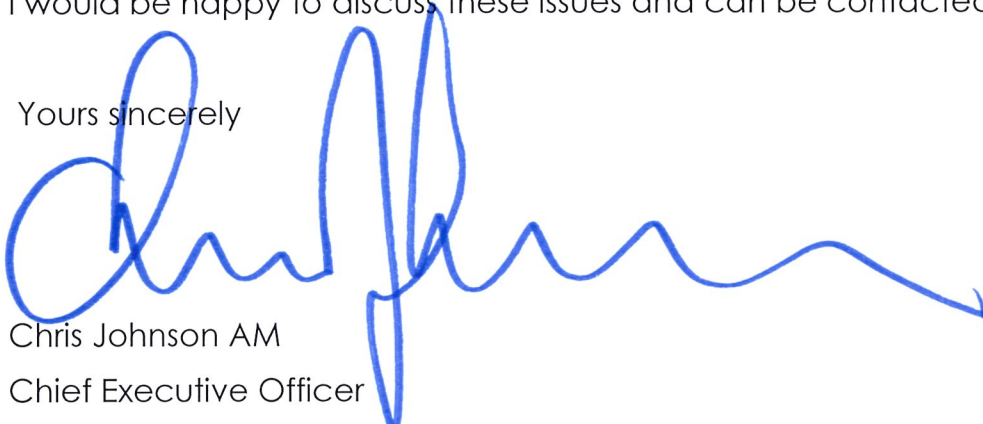
Centres comprised purely of commercial development will not support the aims of A Metropolis of three centres,

Mixed use is the only zone that, if applied, could facilitate a viable future redevelopment of the St Leonards-Crows Nest area. A true mix of uses can combine to achieve the public domain revitalisation of the Draft 2036 Plan, by injecting vibrancy, day and night activity, added safety and additional character to the public domain experience of the town centre.

We highly endorse the use of B4 Mixed Use zoning throughout this area and do not believe that the B3 Commercial Core zoning will allow this valuable centre to achieve the best urban outcome possible.

I would be happy to discuss these issues and can be contacted on 0412 258 283.

Yours sincerely



Chris Johnson AM

Chief Executive Officer

Urban Taskforce Australia