

## St Leonards and Crows Nest 2036 Draft Plan - Submission specifically the St Leonards South (SLS)

I reject the following:

- Lane Cove Council's St Leonards South Precinct Proposal.

**The plan fails to address the low rise residential 2.5 streets that is hemmed in by the proposed high rise apartment on the eastern side, commercial buildings on Pacific Hwy and Greenwich Rd.**

The plan fails to deliver some of the key areas of employment, liveability, built form, land use and movement of people. It does not deliver on employment as the whole planning proposal is high density residential. It does not deliver on Liveability and movement of people due to the lack of genuine open space and access to sunlight. Pocket parks proposed are meaningless and useless. There are no clear connections to key pieces of infrastructure for people on the western side of the precinct. It does not deliver on built form as the proposal is for walls and walls of high rise apartment with no architectural merit. The proposal fails on a number of planning merits.

I support the following:

- A mix of commercial spaces at the eastern side and high density residential on the western side of St Leonards South Precinct. High density residential that is taller and slimmer to mitigate problems with access to sunlight and greater open spaces.

The north shore communities with one of the best rail connections, and better access to jobs should be targeted for more homes and higher densities linked to transit-oriented development. The new metro train station at Crows Nest is further impetus for this support.

It is difficult to reconcile why housing numbers and densities in around similar corridors such as Canterbury-Bankstown and the lower north shore are not more closely aligned. See table below for comparisons of housing targets.

Table 1 North Sydney Housing Targets by Local Government (Source GSC)

LGA	0-5 Housing Supply Target: 2016-2021
Blacktown	13,950
Canterbury-Bankstown	13,250
Parramatta	21,650

Table 2: North Sydney Housing Targets by Local Government (Source GSC)

LGA	0-5 Housing Supply Target: 2016-2021
Lane Cove	1900
Hunters Hill	150
Mosman	300
North Sydney	3000
Willoughby	1250

- I support genuine, meaningful open space that allows for a range of recreational activities.
- I support the design of buildings that have architectural merit.
- I support the use of Artarmon as a key light area.

**In summary, I support the State Government to take over the proper planning for the whole of St Leonards South Precinct. This area includes the rail way line, Pacific Hwy, River Rd and Greenwich Rd. With commercial buildings on the Eastern side and high density residential on the western side.**

Kind Regards, San Mu

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