Priority Precincts help provide housing and jobs close to public transport, shops and services, making life more convenient and enjoyable.

These areas are generally located around transport corridors or strategic centres and have broad social, economic and environmental significance for the community. Priority Precincts are coordinated by state and local government to deliver jobs, transport and more homes that are better planned.

**Why is this precinct of interest?**
St Leonards-Crows Nest is identified as a Strategic Centre in the Greater Sydney Commission’s (GSC) draft North District Plan. The importance of the precinct as a key employment centre in Sydney, combined with a new metro station at Crows Nest, presents a unique opportunity for renewal.

In July 2016, the then Minister for Planning announced the strategic planning investigations of the St Leonards and Crows Nest Station Precinct. The Department will shortly release an interim statement for the Precinct seeking community feedback on a draft vision and guiding principles.

More detailed planning will then be undertaken to identify areas for renewal. This will include providing new homes and jobs close to transport, supported with new and improved open space, and social infrastructure such as schools and community centres.

**How will infrastructure be planned and funded?**
With increased population and more housing, infrastructure and open space are needed. Councils deliver infrastructure such as local roads and parks which are funded by council rates or by developers.

When more significant state infrastructure, such as emergency services, schools, state and district roads, district open space and transport facilities, are needed, the Planning Minister will consider declaring the precinct a Special Contribution Area. This means infrastructure will be funded by developers through a Special Infrastructure Contribution (SIC).

**What are the benefits to the community?**
Living and working near public transport, shops and services makes life more convenient and enjoyable. Having a range of housing helps people live close to family and friends, no matter what their life stage.

Better coordination across government helps ensure infrastructure such as schools, parks, community facilities, public transport and road upgrades is delivered to support community needs.

**How can the community get involved?**
We work closely with the community, councils and other stakeholders to provide a range of opportunities to participate in planning for each precinct. This includes surveys, project updates, social media, public events, face to face meetings and formal submissions.

We will be seeking community feedback on the draft vision and guiding principles for St Leonards Crows Nest, which we anticipate will be released within the next six weeks.
Priority Precinct Process

1. Community consultation.
2. A working group is set up with Council and state agencies.
3. Department commissions specialist studies and consults with the community and landowners.
4. The precinct plans are exhibited and the community are encouraged to make a submission.
5. The final report is prepared and a recommendation is made to the Minister for Planning based on the feedback.
6. Determination is made by the Minister for Planning.