

11/45 McLaren Street
North Sydney NSW 2060

14th August 2017.

NSW Government Department of Planning & Environment.
re- St Leonards & Crows Nest Station Precinct.

Dear Sir,

A submission on the Interim Statement:

Time allowed for Public Submissions:

The time allocated for submissions from the public is definitely not sufficient for busy people to prepare any substantive submission to your Interim Statement. Please look at allowing an extension of time. There should be adequate advertising of any extra time.

Employment:

It appears to me that the commercial component of the plans will not be sufficient to be able to create enough employment to satisfy the many residents that you will be encouraging to move into the area. If the idea is to have people living close to their workplace then you will need to have far more opportunities for employment within the area. Consideration should be given to more commercial buildings.

Housing:

This will be a major 'bone of contention' within the community. Obviously high rise apartments will be the desired option for the developers, but should unfettered building occur it will mean that any low rise, single dwelling homes or heritage items, will be compromised by gross overshadowing with the subsequent loss of sun, privacy etc. A sensible balance must be aimed for and achieved. Heritage and conservation areas must be protected. These items give a sense of place and a feel of connection for residents. Developers and planners usually fail to take this into account when planning what they think is good for the community. Developers offering huge amounts of money for the consolidation of streets of houses are a disaster for everyone else. The end result is anything but harmonious.

Open Space and Heritage:

We in this Precinct definitely lack adequate Open Space. Schools, sporting clubs and the general public have to vie for space and have limited time allocated for various activities. Poor planning in the past and various Governments hiving off parts of public land have led to the paucity of open space. The Community needs more opportunities for sports and recreation. This leads to healthy children and engaged parents.

As I stated in my previous paragraph much value is placed on heritage items and the conservation areas around them. No good leaving an old house standing with everything else around destroyed. Showing a photo of the Gore Hill Cemetery as part of 'open space' is quite disingenuous as who would consider a cemetery 'Open space' ? Tiny plazas can hardly be designated 'open space' either, when there is only room for a few benches. With the proposed high rise buildings I can for-see gross overshadowing which will render those spaces quite unpleasant.

Health and Education:

St Leonards, Crows Nest is well served by good health facilities and we appreciate the hospitals within our area. I would however council against selling off of any spare land (as was proposed previously) as with all the extra residents and workers proposed in your plans, all health services will be well utilised and definitely needed.

The educational needs of the community will be paramount if families are expected to reside in the Precinct. We do have many Private Schools in the area of North Sydney but these facilities cater for many children from outside the area. They are also not available unless one has funds to afford them. Two comprehensive schools seem exclusively to have children from 'out of area'. The public schools are 'bursting at the seams' and there is great concern as to where children from the local area will find a place to be educated. You mention building a new primary school. Where would this be located? I hope sincerely that the Government would not expect to pay for this new school from money required from developers (the old S94) to build a school. Schools should be paid for from Government revenue not taken from Council's developer contributions.

Finally I hope that we will be informed when further plans are developed and that all stakeholders concerns and ideas are taken into account.

We do not want a Precinct that resembles the highrise horrors one sees in overseas cities. This is a wonderful part of Sydney and we should be able to do better.

Yours faithfully,

Barbara Noden.