

29/1/19

Director Sydney Urban Renewal
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Submission: St Leonards Crows Nest Draft Green Plan

I strongly object to the above referenced proposal on the follow points:

- The guideline for green space is 2.83 ha/1000 population. This plan is well below any reasonable guideline and is therefore unacceptable.
- The plan says 21 hectares of open space and parklands is available to residents and workers but this is misleading. Currently available open space is 12.7 hectares as the remaining 8.3 hectares are outside the boundary area of the Draft Plan.
- If St Leonards Crows Nest is to become a high-density apartment area as it appears, this plan does not adequately address the amount of public space needed to compensate for the lack of private open space. Children need outdoor areas to play and adults need spaces outside to relax and enjoy. Such areas are important for personal well-being and a sense of community.
- There is too much overshadowing from the high rises proposed for the area, significantly reducing solar access to the few public spaces. Their solar access should be protected and such developments made to decrease their impact.
- New open space should be a priority demanded of new developments and should be significant not token. Recommendations should be binding, not aspirational. Words like aspirational water down intention and leave room for them to be ignored.
- Land should be set aside now for new open space which is in proportion to population growth. It should be done before the population increases, not afterwards.
- The high density living planned for the area will create enormous pressure on existing parks such as Newlands Park, which is already well-used. If the St Leonards South redevelopment goes ahead (replacing 138 dwellings with 2400) Newlands Park will be woefully inadequate and tremendously impacted. It should be mandated that any St Leonards South redevelopment includes significant new public open space, not simply "green channels".
- Some of the existing open space is not very large or accessible due to steep grades. New level areas need to be created to provide fair access to all levels of fitness and ability.

Thank you.

Name withheld on request