

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

Dear Sir/Madam

St Leonards /Crows Nest Draft Green Plan

I wish to object to the Plan above for the following reasons:

Firstly, the Green plan denies residents even the basic requirements for public open space and is well below any reasonable guideline. In NSW, your own guidelines are 2.83 hectares/1000 persons and this Green Plan does even come close to achieving this minimum requirement.

Secondly, the figure of 21 hectares of open space and parklands said to be available to residents and workers in the Draft Plans misleading. The correct figure of currently available open space is 12.7 hectares of open space- the remaining 8.3 hectares are outside the boundary of the Draft Plan area.

Thirdly, the Draft Plan has not adequately assessed open space requirements given the extraordinary increase in apartments approvals allowed by the Department in Crows Nest/ St Leonards. More open space is essential to compensate for the lack of private open space, to support active living, to provide a more liveable neighbourhood and to give children living in high density housing green spaces for play, and social and physical development.

Fourthly, the solar protection guidelines fail to adequately protect the limited public open space from overshadowing.

Fifthly, the creation of new open space should a priority. The Plan completely fails the community when it states that increased open space is 'aspirational', 'to be used as a guide', and that it is 'not binding', as set out on p. 46 of the Green Plan.

Sixthly, much of the open space identified in the plan is not of the size or quality required to meet and accommodate a range of recreation activities and needs. For example Talus St Reserve and Newlands Park are two of the largest pieces of open space identified in the Plan. Yet on p.14 you admit that parks like these associated with drainage corridors are difficult to access due to steep landform and arterial roads, limiting recreational opportunities and placing greater pressure on parks with better accessibility.

Finally, the new open space must be proportional to population growth and should occur as the population increase, not afterwards.

Yours

Genia McCaffery