

Submission on the Revised DRAFT North District Plan

A significant proportion of Crows Nest and St Leonards will be redeveloped over the next 10 years. The Metro, numerous high rise buildings and increased density are all on the cards.

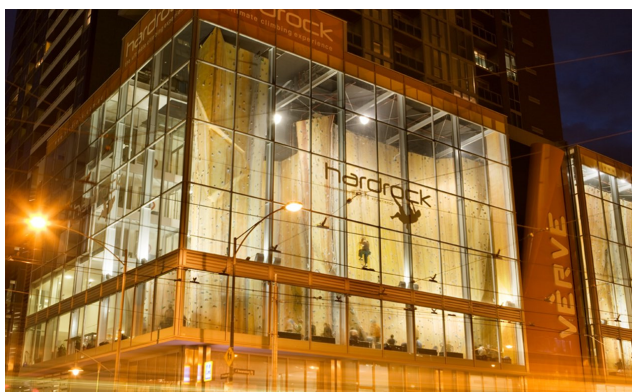
I am concerned that this development takes place in a way that achieves a liveable result and improved productivity in the area. I want to ensure the area remains a good place to live and work. I want us to build on the sense of community rather than create a maze of unwelcoming high rise wind tunnels.

Currently the Northern District Plan is lacking detail to manage many of the challenges associated with increased population density. I urgently request that Government and Local Councils incorporate the following into their planning guidelines.

My concerns

LIVEABILITY - UNPLANNED MASSIVE OVERDEVELOPMENT. Without the necessary infrastructure and services, areas like Crows Nest/ St Leonards will become UNLIVEABLE, UNPRODUCTIVE and UNSUSTAINABLE for FUTURE GENERATIONS.

- Ensure we gain PLACES FOR HEALTHY ACTIVITY: sports facilities. Indoor soccer (we used to have that at the ANZAC Club). Olympic Pool. Public exercise space. Stretch stations. Outdoor group exercise spaces. As well as gyms and fitness centres
- Ensure needs of residents and workers are catered for. Provide space for secure parking for bikes. Offer public places to play chess, Foozball, PingPong (think Luxembourg Gardens, Paris where you bring your own paddle and ball.
- Ensure that increased density comes with appropriate benefits to the community, new open spaces around and under buildings.
- Ensure the design of high rise buildings allows for public indoor and outdoor spaces for residents. Think outdoor seating and gardens. Think active and passive indoor spaces. Think playgrounds. Think secure bike parking. Think place to play chess and talk to fellow residents.
- Ensure adequate setbacks for pedestrians, cafes and general sense of community. Create sense of space at ground level with lots of glass.



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LIVEABILITY: Specific items we would like added to the DRAFT District Plan

- Creating PUBLIC OPEN SPACE INDOORS as we have a shortage outdoors.
- CREATE SPACES FOR THE COMMUNITY TO GATHER (residents and workers) – Enable high rise live and workers to be outdoors. Well-lit public spaces for night time. Playgrounds. Water fountains. Community gardens. Outdoor Chess board. Outdoor movies. Public seating. Outdoor seating for cafes and restaurants.
- Creating indoor/outdoor spaces that provide a greater sense of space. CAR FREE ZONES. Public seating in plazas - Look at success of Times Square.

INFRASTRUCTURE



INFRASTRUCTURE: Plan now for the infrastructure that is required. Make sure it is smart, sustainable and designed to meet the needs of the community. Ensure infrastructure plans include:

- Waste treatment, recycling
- Cars, bikes and pedestrians as well as trains. Secure parking for bikes
- Community. Active space. Passive space. Community gathering spaces.
- Children - day care, schools, playgrounds, parks and bicycle tracks for children
- People - Residents. Workers. Seniors. Community centre.
- Network of safe walk and cycle ways connecting North Sydney, St Leonards, Willoughby and Lane Cove
- CAR FREE areas, bike parking, comprehensive and connected cycle and walkways throughout the St Leonards District (North Sydney, Willoughby and Lane Cove)
- Ensure plenty of shade, covered walkways from Crows Nest to St Leonards.
- Environmentally smart buildings to create an appealing environment. Incorporate green walls, vertical gardens, indoor/outdoor spaces. Use smart building materials.

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PUBLIC TRANSPORT not roads! Plan for use of public transport NOT ROADS! We need more diverse, widely spread and alternative modes of public transport.

- The priority must be on public infrastructure, not roads, if we are to reduce the number of cars on the roads
- Ensure Northern Beaches has a public transport option, train line from Dee Why to Frenchs Forest to Chatswood. Significant numbers of Northern Beaches residents work in Crows Nest.
- Ensure priority precincts have safe, integrated public transport, walkways and cycle ways that connect the entire area.
- Ensure all smokestacks are filtered. The health costs down the track will be far greater than the cost of filtration today.

OPEN PUBLIC SPACE: Crows Nest /St Leonards lacks sufficient open space to support the population density being proposed. I see this as one of the greatest challenges.

- Ensure a percentage of all high rise buildings give space back to the community. Add community centres, day care centres, schools, toy libraries, community gardens, places to sit etc. to high rise buildings. Make sure it is for things the community needs.
- *CREATE SPACES FOR THE COMMUNITY TO GATHER (residents and workers).*
- Ensure the plan covers creating open space inside and outside all new buildings – and covered walkways between transport hubs.



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PRODUCTIVITY

As well as protecting adjoining industrial areas it would be good to add:

- Protecting adjoining conservation communities
- Protecting adjoining village centres/main street areas
- Managing the change from high rise to medium density to conservation areas
- Creating PUBLIC OPEN SPACE INDOORS as we have a shortage outdoors.

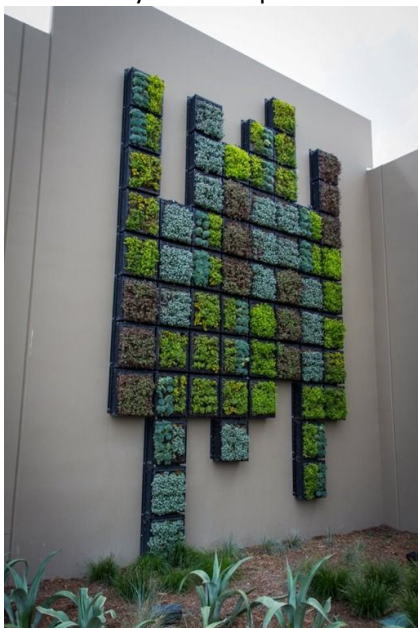
SUSTAINABILITY AND THE ENVIRONMENT

I would like to see the Plan to address and encourage/mandate/incentivize:

- **CAR FREE ZONES** – to reduce carbon emissions and improve quality of place
- **GREEN BUILDINGS.** Use of solar and other alternative energy sources. Recycling water. Building facades that reduce the need for cooling, heating and electricity.
- **GREEN WALLS** in public spaces to increase general wellbeing. Crows Nest/St Leonards is running out of green space. Living green walls turn urban spaces back into something natural and beautiful while improving air quality and providing health benefits.

Outdoor green feature walls. Vertical Gardens. Roof top gardens. We could create new landscape maintenance jobs which could be taught at TAFE.

- **CENTRALISED RECYCLING** space for green waste and household pick up for high rise buildings. Donations bins in high rise developments to reduce landfill.
- **Increased decentralisation.** We need a comprehensive plan to make it possible for our residents to live and work outside of the capital cities. Currently there are minimal employment options outside the capital cities. If we are going to continue to grow successfully this is of paramount importance.



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HOUSING SUPPLY: Will it be what the population needs?

- Ensure the housing being built provides choice, affordability and diversity - Retirement village/Independent living, SEPP 70 housing, social housing, 'boarding houses'.
- Ensure affordable, family-size units are included. Currently there is a shortage of 3 and 4-bedroom dwellings and a sizeable number of 30 – 50 year olds with children living in the area.

RECYCLING

A massive increase in population density will also impact on recycling requirements. I would like to see:

- **Improved waste management.** Reduced landfill. Increased recycling. Decreased cross contamination. More recycling of water. Turning waste into energy. More frequent collection of rubbish in more densely populated areas.
- **Improved amenity.** Develop centralised waste management systems for the District and individual high rise buildings. Reduce odours and unsightly areas associated with commercial waste pick up by contractors.
- **Quality control and accountability:** Establish quality control standards for independent contractors. Regularly audit contractors to ensure the waste goes where it is supposed to go. Regularly publish results achieved and problems encountered.
- **Filter all tunnels.** Could you build utility flues with filtering in high rise buildings?

Recycling suggestions

- **Develop a waste management system for the entire area and high rise buildings**
 - *High-rise recycling program.* Install infrastructure, signage and accessible recycling collection services
 - Provide commercial and domestic waste services for high rise buildings that enables easy recycling as well as disposal
 - Centralise waste management. Use compactors rather than bin/unit
 - Use Pneumatic Refuse Conveying Systems in high rise buildings and dense areas
 - Turn waste into energy
- More centralised waste management
 - *Compactors and recycling hubs in central city locations.* Provide waste and recycling facilities in specific locations as part of a precinct approach to waste management.
 - *Advanced waste treatment.* Collaborate with Government and other local government municipalities to find an alternative to landfill disposal. Can we turn waste into energy?
- Implement strategies to expand recycling
 - *Residential organics.* Establish trial programs to test the viability of food waste diversion in residential high rise apartments and dwellings.

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- *Commercial organics.* Increase support for food reuse programs.
- *Improved cardboard recovery.* Build more flexibility into current contractual arrangements for the collection of cardboard from the central city.
- *Improved recovery of electronic and hard waste.* Implement measures to improve the recovery of these materials from the residential waste stream and divert them from landfill.
- Implement strategies to improve recycling
 - *Rewards for recycling.* Implement programs that assist in improving recycling levels through education and the provision of incentives.
 - Provide better signage and educate about what can and cannot be recycled
 - Offer incentives and training to buildings/businesses on how to improve waste management
 - Incentives for using plastic pallettes or recycling pallettes
- Support individuals to properly dispose of things.
 - Ensure clearly marked rubbish & recycle bins are easily available but not smelly and unsightly
 - Provide recycle cartons for units and a central place to recycle
 - Install filtered water fountains where you can top up your water bottle, reducing use of plastic water bottles
 - Provide charity bins with careful signage in all high rise buildings to minimise unwanted clothing and goods winding up in landfill. Successful in Melbourne.

Pneumatic refuse conveying systems (PWCS)

PWCS is a type of waste disposal system that uses air to move refuse through pipes to collection points. Refuse is conveyed through steel pipes by a 20–25 meter per second air current to accomplish the goal.



Notable examples in Europe were implemented in the Stockholm area in Sweden and Leganés and Barakaldo in Spain. Another well known, yet rarely seen example is the one used in the utilidors in the Magic Kingdom theme park in Orlando, Florida.[2] A pneumatic refuse collection system on Roosevelt Island, New York City, is said to be the largest in the United States and the only system in the U.S. serving a residential complex in this case nearly 10,000 people.[3][4]

Source: Wikipedia

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ONGOING FINANCIAL SUPPORT:

- Ensure State Infrastructure Contributions are earmarked to support local community – not what taxes pay for.
- Explore the ‘value capital’ approach used in NYC to extend the subway & build new residential development at Hudson Yards.

What I would like to see

BEAUTIFUL BUILDINGS. Central plazas. Space for workers and residents to ‘be’ outdoors. Internal public open spaces. Top floor Restaurants and cafes with spectacular views. Community Gardens. Buildings that you want to live in. Buildings that will last 100 years.

A SENSE OF PLACE and COMMUNITY. Thoughtful planning and design to help us develop a signature design style for our new high rise areas and build beautiful, sustainable buildings that give a sense of place and provide open spaces for residents and workers.

Crows Nest and St Leonards developments kept at an appropriate level.

- Carefully manage the transition space from high rise to medium density to residential conservation and heritage areas.
- Ensure adequate set back to create public walking and sitting space at ground level.
- Encourage a healthy mix of residential/commercial

MANAGED DEVELOPMENT. The scale of what is being built needs to be managed. Ensure proposed plans are practical and do not impact negatively on community.

CAREFULLY MANAGE the TRANSITION SPACE from high rise to medium density to residential conservation and heritage areas. Ensure adequate set back to create public walking and sitting space at ground level.

Take a CONSIDERED, CONSULTATIVE, CONSOLIDATED APPROACH.

- Do not look at the area one development proposal at a time or we will be creating unliveable ghettos.
- HALT approvals until detailed plans are finalised. Otherwise this exercise is pointless. The horse will have bolted – and an exciting opportunity will have been missed.

Thank you for the opportunity to comment.

Barbara DeGraff, Crows Nest resident

December 2017