

St Leonards Crows Nest Draft Green Plan Submission

The St Leonards Crows Nest Draft Green Plan is lacking in so many respects. The current supply and quality of open green space in the St Leonards Crows Nest 2036 precinct is well below what is required, and without revision will impact materially on the wellbeing and welfare of existing and future residents in the area.

Therefore, I object to the proposal as displayed for the following reasons:

1. In NSW, the DPE has used a guide for open space of 2.83 hectares/1000 population, which the Green Plan does not come close to achieving. The Green Plan **denies residents even the basic requirements for public open space and is well below any reasonable guideline.**
2. The **figure of 21 hectares of open space and parklands said to be available to residents and workers of the Draft Plan area is 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. The Draft Plan should accurately show the currently available open space as being 12.7 hectares. Alternatively, the population outside of the Draft Plan area, but living in the area that includes the 8.3 hectares of extra open space, should be included to accurately show the limitations of the current and planned open space.
3. The Draft Green Plan has **not adequately assessed open space requirements given the high-density apartment environment that is St Leonards Crows Nest.** 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.
4. The solar protection guidelines **do not adequately protect our limited public open space from overshadowing.** Where most of the population live in apartments, open space becomes even more important. Instead of using guidelines which purport to meet protection from overshadowing for limited hours of the day – generally in the middle of the day – the time period when people will use the open space needs to be considered. **In a high density apartment living environment, children use open space after school hours,** and to a lesser extent before school hours – equally so for employed people, most of whom are at work during the middle of the day. Solar protection guidelines, which may guarantee minimal protection from overshadowing, should be replaced by a commonsense and fair approach so that consideration is given to when the open space is likely to be used by the population living in a high density environment.
5. The **creation of new open space should be a priority.** To say that the recommendation for increased open space is “aspirational”, “to be used as a guide”, and that it is “not binding”, as set out on page 46 of the Green Plan, is not satisfactory.

6. **New open space must be proportional to population growth** and should occur as the population increases, not afterwards.

7. **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, page 14 of the Draft Green Plan identifies that **“Parks aligned with drainage corridors (such as Talus Street Reserve and Newlands Park) are difficult to access due to steep landform and arterial roads, limiting recreational opportunities and placing greater pressure on parks with better accessibility”**. Talus Street Reserve is nearly 2 hectares and Newlands Park is about 1 hectare – these are two of the largest pieces of open space in the Green Plan area. Every developer in the Lane Cove Council portion of St Leonards has, or will, say Newlands Park is the open space available to the residents of their development. The Draft Green Plan clearly identifies that Newlands Park is not of the “size or quality” needed - especially when it needs to cater for so many residents.