

St Leonards Crows Nest 2036 – Draft Green Plan – Submission
http://planspolicies.planning.nsw.gov.au/index.pl?action=view_job&job_id=9243

I support the **Northern District Planning Priority (Item 73)** to maximise the use of existing open space - and protect, enhance and expand public open space. I also support in principle the sentiment of the **DRAFT Local Character Statement for Landscape Guiding Principles** to identify opportunities for more open space but identification of opportunities is not enough. More open space needs to be provided.

I am disappointed that the Green Plan does not deliver on these Guiding Principles and Priorities.

- I object because the Green Plan denies residents even the basic requirements for public open space and is well below any reasonable guideline. It must be rejected as being below standard. In NSW, the department of planning itself has used in the past an aspirational guideline of 2.83 hectares/1000 population. This a widely accepted guideline in the UK and the USA. This Green Plan delivers less than 0.09 hectares/1000 population and much of this is inconveniently located on the precinct boundaries and/or has uneven ground rendering it far below good quality open space. The consultant claims an existing 12.7 hectares of open space within the boundary and then tries to sugar coat that paltry amount by adding some additional space outside the boundary. Even worse, the consultant adds a paltry 9 ha of new space for the additional 13,000 residents planned by 20136 much of it conditional. This is a bad plan because no one has been brave enough to suggest radical action such as reserving the “significant” sites for public open space.
- I strongly object to the fact that even though the department of planning and its consultant are both aware of the scarcity of open space, five large sites have been identified as significant and “reserved” for high-rise development and not one suggestion or thought given to the impact that more high-rise residential development will have on the minimal open public space in the precinct let alone reserving any of it for the increased population. It seems that developers have open and ready access to the department to “put their case” for planning proposals (read spot rezoning) whilst the public have to resort to rear-guard action of objections. This upside-down method of planning is unfair and must be stopped. Where else, other than from developers who have most to gain and care not for the community, do these suggestions for “significant” sites come from. It is disgraceful that they and not the community leads the planning.
- I also object because firm plans, time frames and funding are not in place to deliver even the modest and doable open space planned such as Hume Street Park, Christie Street Reserve and Willoughby Road Plaza so that they can be delivered in conjunction with completion of the new high rise residential currently being built in the northern end of the precinct.
- I object that creation of additional open space is not tied to development. Open space must increase with the population, not afterwards.
- I object because solar protection guidelines do not adequately protect our limited public open space from overshadowing and being hemmed in by high rise buildings.

- I object that the Plan does not deliver some of the Open Spaces included because the **“Parks aligned with drainage corridors (e.g. Talus Street Reserve and Newlands Park) are difficult to access due to steep landform and arterial roads, limiting recreation opportunities and placing greater pressure on parks with better accessibility”**. Talus Street Reserve is nearly 2 hectares and Newlands Park about 1 hectare. These are two of the largest pieces of open space in the Green Plan.

I support the ‘Concept Plan 3 for Hume Street Park’, however, do not consider it a ‘concept’ as North Sydney Council has been working to make this happen for 10 years. Let’s build on what they have been doing and make it reality. However, the intervention by the department fails to recognise the impact the SIC and the elimination of VPAs will have on the ability of Council to deliver it and other in-pipeline improvements.

I support urgent action including cooperation with NS Council and the necessary financial resources to ensure that Hume Street Park, Christie Street Reserve and Willoughby Road Plaza are delivered ASAP.

I support increasing the tree canopy throughout the area as outlined in this Green Plan however the funding fails to take into account the associated costs of dealing with overhead awnings, underground services, kerb and path alterations.

Otherwise, the Green Plan as proposed is just an exercise in squeezing in open space in what is left over after the developers have their disproportionate share of the pie. It is a dismal failure in planning.

Yours sincerely,

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