

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

Dear Sir,

St Leonards Crows Nest Draft Green Plan Submission

I object to the St Leonards Crows Nest Draft Green Plan for the following reasons:



- The Green Plan **denies residents even the basic requirements for public open space and is well below any reasonable guideline.** In NSW, the DoPE has used a guide of 2.83 hectares/1000 population, which the Green Plan does not come close to achieving.
- 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 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.



- The solar protection guidelines **do not adequately protect our limited public open space from overshadowing and feeling hemmed in by high rise.**
- 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.
- **New open space must be proportional to population growth** and should occur as the population increases, not afterwards.
- **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. 21

