

ST LEONARDS AND CROWS NEST PRECINCT

DRAFT GREEN PLAN SUBMISSION

As an architect and long-term local home-owner, living within the Crows Nest Holtermann Estate Conservation Areas, I write to vehemently object to the assumptions forming the basis of the Draft Green Plan (DGP) for our future open space provision.

Please consider the following concerns:

The Conservation and Industrial Areas:

The above areas should not be included in the 'investigation area' as the population and workforce increases will not occur in those areas. Therefore the three conservation areas (Naremburn and Holtermann A & B) and the Artarmon Industrial area cannot serve to provide reasonable (400m or 200m) pedestrian distances to access open space for future increases to population in Crows Nest and St Leonards.

Dwellings and population:

The current and future population figures in the DGP do not include large numbers yet to occupy large high-rise residential developments currently under construction - such as Mirvac and adjacent towers on the Pacific Highway at Albany Street.

The assumed yield for future dwellings is less than could be reasonably expected (based on current average population figures of approx. 2 people per dwelling). Assumed future population figures in the DGP should be realistic – 6,800 dwellings likely to yield 13,600 additional population - a total of nearly 30,000 in the Precinct (PLUS those about to move in to developments under construction).

Tree canopy:

The studies for existing private and public tree canopy should not include the conservation or industrial areas as these are unlikely to change. The areas that currently have woeful tree canopy and require *additional open green space* to make any noticeable impact are centred around the highway and the railway corridor.

Lithgow Street & Hume Street Park:

These are the only major open space improvements nominated by the DGP within reach of the future population to be boosted by 3. Lithgow Street is essentially limited to serving as a link – linear in nature and adjacent to the railway it is unlikely to serve as high quality open space. Neither Lithgow nor Hume can offer ACTIVE open space. We expect the DGP to provide much better outcomes. The precinct has been under-served for sport fields, in particular, for over a decade. Further large-scale residential development will exacerbate this situation. Opportunities to provide increased sports fields by local Councils are severely limited and must be addressed by the NSW Government within the Precinct's planning.

Open space access:

The DGP notes existing active and passive open spaces 'within walkable distance of the investigation area' – an assumption that does not apply to the additional 13,600+ future population that will be located in the centre of the precinct and hence a much longer distance from the majority of the open spaces listed. The DGP misleading calculation of 21 hectares is based on inclusion of the existing conservation and industrial areas and open spaces well beyond the St Leonards & Crows Nest centre of development.

The area over the rail line north of St Leonards station is ideally located and has potential as a location for open space such as sports fields and other community use. The site is ideal for

ST LEONARDS AND CROWS NEST PRECINCT

DRAFT GREEN PLAN SUBMISSION

elevated open space with northerly aspect, opportunity to integrate with improved east-west pedestrian access, proximity to North Shore Hospital health precinct and nearby apartments as well as St Leonards Station. An elevated open space would also serve to reduce train noise for nearby residents and provide fully sheltered railway platforms.

Conclusion:

I object to the loose assumptions made in the DGP. We deserve a more considered, realistic approach to provide a desirable precinct for people to live and work within a healthy, sustainable environment.