

ST Leonards South Residential Precinct Planning Proposal

Crows Nest Centre

20May 2019

One of the key issues raised in both the recent federal and state elections by politicians and want-to be politicians, is the importance of well-planned infrastructure as part of any development.

A key component is green space and this is clearly enunciated in the Greater Sydney Commission St Leonards/Crows Nest draft 2036 plan, in that it should meet the community needs for recreation space to foster the community values for healthy, vibrant and active living.

This raises the point that the Lane Cove draft plan for St Leonards South does not provide the required open space to achieve the objective of meeting the community needs for recreation space, as part of the proposed development for 2400 apartments.

The St Leonards South draft plan provides very limited open recreation space with a proposed park between Park and Berry Roads, two small parks at the bottom of Berry Road and Holdsworth Ave and some small pocket open spaces, totally inadequate for the number of units being proposed.

The only area that could be adequately defined as being suitable for recreation activities would be the proposed park between Park and Berry Roads.

It is important to note that all the green spaces in the St Leonard South master plan will be completely dominated by surrounding high rise developments, including the Park and Berry Road site, resulting in over-shadowing for most of the day if not all day.

In Lane Cove's submissions for the development of St Leonards South, they have included access to additional green space outside of the St Leonard South area being Gore Hill Oval, and Newlands Park.

There has been considerable investment in Gore Hill Oval by Willoughby Council to establish it as a sport venue with limited recreation facility for families and is obviously included as their green space for their on-going developments in St Leonards. This recreation and sport facility is already fully utilised over every weekend and busy during the week.

This then just leaves Newland Park as optional recreation green space for St Leonards South.

An important factor needing to be taken into consideration regarding access to green space, is Lane Cove Council's approved and already under construction developments in the area defined as the St Leonards East Precinct This is the area along the Pacific Highway and includes Christie Street, that will generate approximately 1734 additional apartments

The area is included in the St Leonards/Crows Nest draft 2036 plan and the green space is once again defined as being Gore Hill Oval and Newland Park to cater for this substantial influx of new residents.

Combine this with the proposed 2400 apartments in the St Leonards South draft plan and it is impossible to see how the limited green space available, will be able to cater for a potential increase of in excess of 8000 new residents. It will certainly not be able to provide the community needs for recreation space to provide healthy, vibrant and active living.

An important factor with the proposed development of the St Leonards South Plan, is the lack of transparency regarding the topography of the area.

The topography of the site is defined as being generally steep. With the majority of the site being 1:2 and 1:5 with the slope in many parts exceeding 1:5, particularly in the southern end of the site.

An important factor in support of the proposed development for this site is the walkability and cycling access, yet the report done by CARDNO on behalf of the Department of Planning and Environment states, "The St Leonards sub-precinct (St Leonards South) presents different pedestrian experience,

dependent on location. To the south of the Pacific Highway, steep grades affect all north-south routes”

For a cycling experience the site “features challenging topography and high volume roads reducing the attractiveness of cycling”

Also for residents in the south of the site, the St Leonards/Crows Nest draft 2036 plan shows that the pedestrian desire line is in fact to Wollstonecraft station and not St Leonards station. Once again highlighting the topography of the site

Another key component of the St Leonards/Crows Nest 2036 draft plan is the Urban Tree Canopy.

What we will have with the development of the St Leonard South plan, will be the destruction of a large area of well-established trees, already providing a Tree Canopy. They will be replaced with high rise development and planting of immature trees that will take years to compensate for what will be lost.

This is totally contrary to what the St Leonards/Crows Nest draft 2036 plan is aiming to achieve.

I would ask the Panel, is this the legacy we would like to leave for future St Leonards, Crows Nest and Greenwich residents?

Alan Winney

