

## **Anita Jubian, Berry Road St Leonards**

I like to express my disapproval of the St Leonards South development Proposal or the **Council rezoning plan** which is:

- incapable of delivering on the intended outcomes,
- inconsistent with the overall plans for Crows Nest and St Leonards,
- in collision with the state government guidelines and planning framework and
- does not provide viable development

I will speak to the points of:

### **Locate new open spaces ~~so that they improve connections to other open spaces~~**

Council Plans only allow for less than 0.42ha of open space per 1,000 people in SLS, compared to 0.91ha per 1,000 in the adjacent LGA while 2.8ha is the default level in many parts of NSW.

It is almost impossible to deliver sufficient quantum of open and green space given the constraints of St Leonards South due to the sloping sites, limited available space and shadowing.

Open space needs to be assessed on a cumulative basis across the wider area taking into account all developments that are built or on the way to ensure that available open space is not double counted as available. For example Gore Park is inaccurately counted as open space for every development in St Leonards.

The current proposed open space in the precinct comprises of patches of small not connected alleys that technically meet the definition of open space but are not practical or useful for the community.

The North South connections and green open spaces are not connected or linked because they are steep due to the topography and hilly nature of the site.

East- West connections face similar issues, are not flat and require steps and ramps. These will require retaining walls of varying height which adds an issue of safety and overshadowing from these walls which will make these walkways less appealing.

### ***Refer picture 1***

The picture shows the topography of the east west connections.

In any event, traveling East-West does not lead anywhere since the hub of activity is on the North end which is sloping as discussed above. Hence, a connection to nowhere.

### ***Refer picture 2***

Moreover, it is not clear if the open or green spaces can be connected because these areas will be owned by developers who will seek to have these areas levelled to suit their own development and fenced.

Due to the issue of overshadowing these walkways cannot be built with any green elements and will have to be constructed from harsh concrete type material that is not green.

I like to refer to Council's report stating that "The 'green spines' of the AAUD model might be fenced". This is a problem for open space.

Creating adequate open or green space will not be possible and be squeezed between developments, will not be connected and remain isolated. As well, the open space will require developer contributions through VPAs which will come at a cost in the form of even higher developments and more bulk which will exacerbate the issue namely by increased population and increased overshadowing.

There is not enough recreational parks, natural environment and green large sunny areas provided, including the new park that would be insufficient and always shadowed and Newlands Park which is always busy on weekends with existing residents.

The plaza over the railway cannot be considered as open space. It is not recreational or a place where residents can play with a ball or have a picnic or barbeque. It is mainly for paying customers that use the seats in cafes.

Moreover, open space should be seen in the context of the wider demands of the adjoining areas as these residents tend to use the same open space.

**Minimize overshadowing of public open space ~~and streets with a significant public domain function.~~**

It is important to note that St Leonards South is not suited for any development due to the sloping nature with South facing topography, even council consultant reports has noted this deficiency.

The rezoning plan is characterised as having a West North to South sloping fall which is not conducive to high rise developments due to the extensive over shadowing.

According to Council reports, the buildings within the rezoning area only get 1.5 hrs of sunlight and hence the rest of the precinct and especially the open space and the public domain will get less.

In assessing shadowing impact on all green and open space in the precinct we need to take into account the proposed new park, the green spines and other linear spots between buildings which have been included by Council to achieve their 1.36ha requirements.

The pictures, which I will show highlight that the proposed new park and the green space between buildings and green spines will have considerable shadowing from the developments. In particular the corner of the new park, which is closer to the building, will only have a small amount of effective sunlight and we question the ability to grow any lawn which can be used by residents.

***Refer picture 3a and 3b of shadowing at 9 am and 12pm on the precinct and the park.***

The pictures at 9am and 12pm which supposed to have the maximum sunlight show extensive overshadowing and show that this area and the new park do not even get the sun light that is needed.

As described so far due to the topography all the open and green space are impacted by overshadowing by varying degrees but NOT at acceptable level and certainly not in line with good town planning practices.

In summary the rezoning plan under any development setting will be out of context, contravene the requirements of SEPP 65 and the ADG.

On merit the plan cannot be supported as it is conflicting with the State Government Vision, of the Strategic commercial importance of St Leonards which is more commercial, offices that sustain long term employment with medical/health services.

Please consider the lack of planning merit and community opposition to the SLS development Proposal and communicate to the Minister our deep dissatisfaction with the merit, process and outcome of this council plan and that the Minister needs to scrap the St Leonards South Planning Proposal due to all the reasons the Panel will hear today.

Thank you for your time