



Greenwich Community Association Inc

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For current committee contact details see www.greenwich.org.au

St Leonards Plaza Design Submission

The Greenwich Community Association Inc welcomes the opportunity to make a submission in respect of the design for St Leonards Plaza.

It is understood that this will be the only opportunity for the community to comment on the proposed design.

Given that the project is likely to be at least a year away from commencement, we hope that Council will accept further submissions in the period leading up to project commencement.

We have the following comments:-

Overview

The location of the proposed plaza should guide the design:-

- it is in a high-density area with little unstructured open space
- it is in the middle of what is essentially a residential area
- it is located on a wind-exposed ridge
- it is surrounded, or will be, by a large number of tall buildings on its eastern and northern interfaces.

Design is too focussed on meeting needs of office workers, who will be in the minority in the precinct, rather than of residents in high rise developments along the highway and in St Leonards South

The needs of office workers who visit the St Leonards/Crows Nest area but do not reside in the area are already well served by the range of coffee shops, cafes etc in the precinct.

Similarly, so are the needs of residents who wish to patronise hospitality establishments in the precinct.

Given that there are no other reasonable size flat usable spaces adjacent to the pilot sites, usable open space for residents should be a priority.

This area will be particularly important for St Leonards South residents, given the anticipated delay in the delivery of the Park/Berry park.

The proposed design leaves little unstructured open space for residents.

It contains too many elements and forces separation of activities.

Rather than presenting as a relaxing area, it appears to be more akin to a Disneyland with many competing elements crammed into small space.



The area allocated to “Passive Nook” and “Community Dining” appear excessive relative to the area available for passive recreation ie the “Great Lawn”.

It is also noted that the area designated as “Great Lawn” is located in an area that is overshadowed for a large part of the day in winter.

Refer Solar Analysis Diagrams in presentation materials.

It is suggested that the size of the “Community Dining” area be reduced and that it be relocated adjacent to the “Passive Nook”, thereby allowing families to enjoy an enlarged Great Lawn and increased sunshine whilst supervising their children in the playground.

Further modelling required to assess anticipated overshadowing of plaza by approved/proposed developments on the east side of Pacific Highway.

Given that the expenditure on the plaza will be significant and the plaza is intended, presumably, to be in place for several years, it was surprising to hear at the presentation that Council only takes completed buildings into account for the purposes of solar analysis.

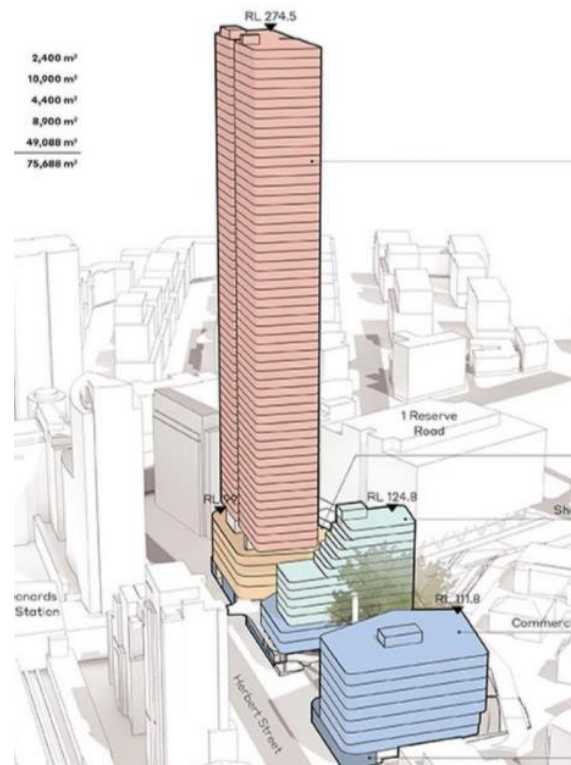
We submit that Council should address future development in the precinct and the impact of this development on the amenity of the plaza as this will, in turn, inform the best placement of elements and planting.

It is noted that there are several tall buildings contemplated in the St Leonards Crows Nest Plan that will, potentially, overshadow the plaza.



[St+Leonards+Crows+Nest+2036+Plan.pdf \(shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com\)](#) p.66

It is noted also that a tall development is proposed for the Herbert Street precinct that will similarly impact the amount of sunlight that will fall on the plaza.



Need for clarity around traffic flow in Canberra Ave

At the presentation attendees were advised that the egress from the precinct for those using the Kiss and Ride facility in Canberra Avenue will be via Canberra Avenue.

The Council representative at the presentation was unable to advise of the expected arrangements if Council proceeds to close Canberra Avenue along Newlands Park.

It is noted that Duntroon Avenue will be very busy once St Leonards South is developed and Canberra Avenue is closed.

Furthermore, a righthand turn from Duntroon Avenue into River Road is dangerous.

Clarification is sought as to exactly how traffic flow will be managed in this location.

Awaiting clarification of bike access

We note that Don Murchison, a member of the GCA Committee, wrote to Council on 7 July seeking clarification around bike access to the Plaza.

We reserve the right to make a further submission upon receipt of the requested information.

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