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Following professional advice from The Planning Hub who specialise in town planning and have a deep knowledge of Local & State planning legislation, a calculation of the total area of merely Glenfield Park, Seddon Park and Kennett Park is approximately 112 hectares. This is almost double the open space required for the projected population of Glenfield (up to 23,400 residents) per The Growth Centre Development Code (GCDC).

With every problem there is a solution. Based on the abundance of existing open space within the subject area, there's already countless opportunities for the local council or state government to develop these underused recreational spaces without acquiring 12-16 Hosking Crescent. Within the Glenfield Priority Precinct Social Infrastructure and Open Space Services Report (pg. iii) only 3-4 embellishments to 'existing local parks' are recommended to meet guidelines for a low development planning scenario, and 4-6 embellishments for a high development planning scenario. Installing benches, picnic tables, fitness equipment, help people appreciate natural beauty by labelling different plants and trees with informative placards and providing appropriate waste management systems are just a few ways the parks listed above could be embellished to create appealing passive green zones.

In the case that the aforementioned suggestion doesn't provide an adequate solution, we appeal to the planning team to carefully consider an alternate location for the green space that doesn't displace residents who don't want to vacate their homes.

#### Environmental Impact

The mere 0.25 ha of open space that 12-16 Hosking Crescent would offer the community is too small-scale to promote the benefits that any well-planned open space should. Having an open space amongst a street primarily zoned as a 'mixed use/residential area' would encourage additional unwarranted noise, pollution, anti-social behaviour and safety concerns for residents or potential businesses in the vicinity. Anecdotally, the current vacant block on lot 16 already attracts anti-social behaviour such as the consumption of alcohol, drug use, arson and public urination given its close vicinity to the train station. These are all behaviours that surrounding residents could be exposed to, however on a greater scale if the proposed green space was to ensue. Rectifying vandalism and maintaining yet another green space to an acceptable standard is only going to provide yet another challenge and cost inefficiency to the Campbelltown City Council.

Research shows that many of the positive health benefits of a green or open space are not derived through physical access to the space alone, but are influenced strongly by the quality and size of the space (Planning for green open space in urbanising landscapes, National Environment Research Program & Environmental Decisions Hub Report, October 2014). Quality of open space is characterised by the diversity of facilities available such as sporting fields or playgrounds, walking tracks, access to water, general amenity including safety (Broomhall 1996; Giles-Corti et al. 2005 Francis et al. 2012), none of which have been addressed or presented within the Draft Planning Strategy for 12-16 Hosking Crescent. In an Australian study, interview respondents with good access to large and attractive parks were found to be twice as likely to engage in physical or passive activity in public green open space (South Australian Active Living Coalition. 2010). As long-standing residents of Glenfield, we can vouch that the larger parks such as Seddon Park & Glenfield Park are more commonly utilised by local residents such as ourselves due to their quality of space and facilities.

As highlighted in the Glenfield Priority Precinct Social Infrastructure and Open Space Services Report (pg. 47), 'the 2015 Glenfield Social Infrastructure Assessment identified a number of key priorities that Council have requested for open space in the Greenfield [SIC] precinct including: a review of Seddon and Kennett Parks to resolve the conflicts caused by the proximity of the sports field to the road and to improve opportunities for passive recreation'. Considering the small nature of the proposed open space for 12-16 Hosking Crescent, the area in which children and adults rest and play would be dangerously situated close to the road, particularly in an area that is only set become denser and naturally more traffic heavy.

Rather than forcefully acquiring the land from families who want to contribute to the thriving Glenfield community, we encourage NSW Planning, Industry & Environment to challenge future developers to become more accountable by incorporating green and open space areas within their design. As Australian cities continue to become dense with high-rise dwellings, there has been an increase in the installation of rooftop gardens. Not only can a rooftop green space store and clean rainwater, but it can also provide a natural thermal insulation for buildings thus minimising energy costs for the site. In using the surface of its building as a host for the ground area it displaces, rooftop green spaces ensure a balanced compromise, providing valuable public open space on one side while maintaining a traditional commercial façade. Secret Gardens and M Central buildings in Sydney and Condor Tower, The Burnley Living Roofs and The Victorian Desalination Plant in Melbourne are examples of inspiration for local and effective rooftop open spaces.

The proposed demolition of 12-14 Hosking Crescent would also see the removal and disturbance of deep-rooted flora and fauna. Research shows that open spaces of a small-scale aren't effective in harbouring proficient levels of biodiversity than that of larger green spaces (Cornelis and Hermy 2004). To rip down a number of established plants, trees and habitats to only (potentially) replant underdeveloped vegetation is senseless from an environmental perspective.

Implementing a place strategy would be far sweeter if it was achieved without displacing residents who don't want to leave their homes. The Glenfield Precinct Urban Design Report (pg. 5) outlines the vision for Glenfield as one that 'will be a connected' and 'inclusive', however the Draft Glenfield Placement Strategy currently fails to connect and include the residents of 12-16 Hosking Crescent. We plead with you to reconsider the placement of the proposed open space upon our home at the expense of our livelihood and ask that you explore and consider all other possible solutions.

We anticipate your response to the matter.

Sincerely,

[Redacted Signature]

**I agree to the above statement**

Yes

**Planning Officers & Executive Director Catherine Van Laeren  
NSW Department of Planning, Industry & Environment  
GPO Box 39  
Sydney NSW 2001**

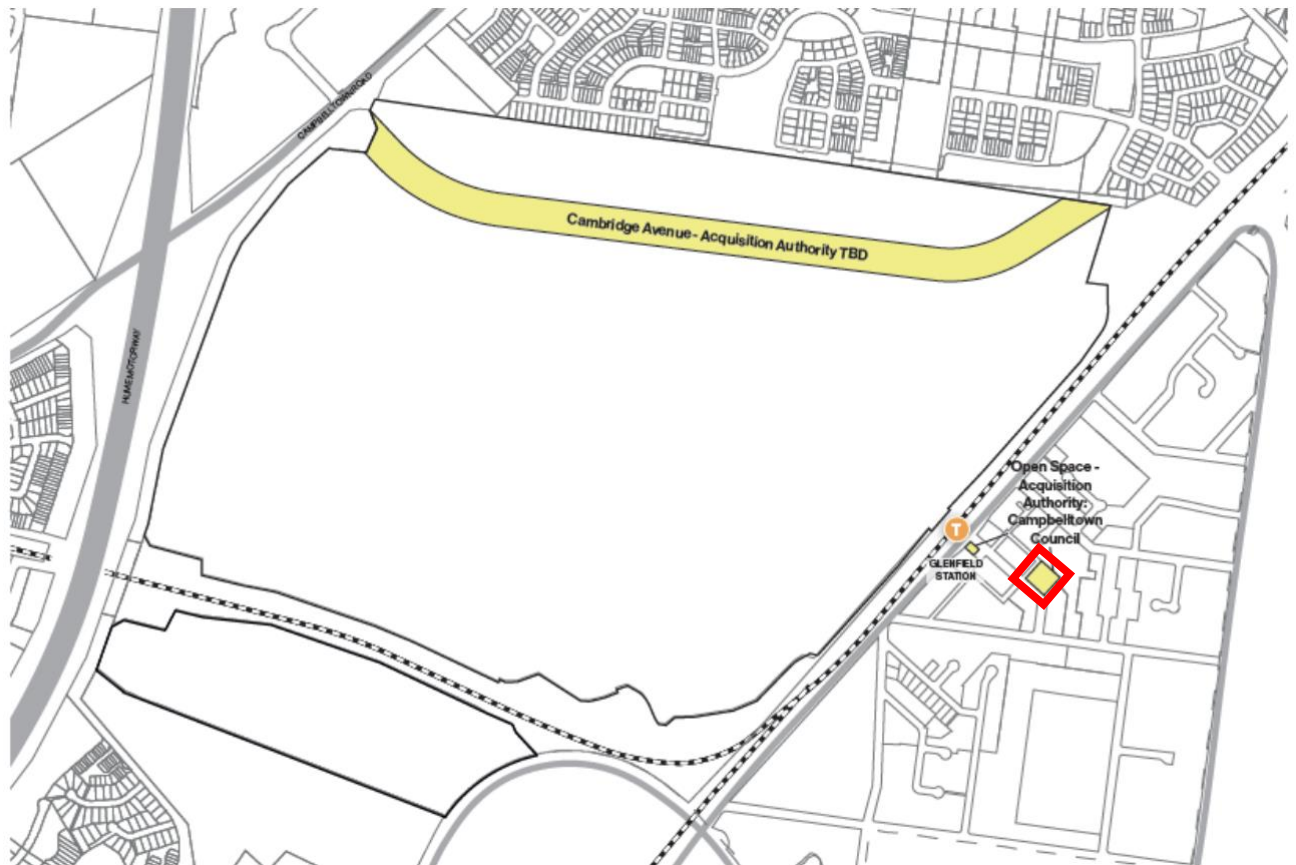
To NSW Department of Planning, Industry & Environment,

We're writing to you as the owner and residents of [REDACTED] to object the Glenfield Place Strategy and Potential Property Acquisition of 12-16 Hosking Crescent, Glenfield. Whilst the release of the Draft Place Strategy comes at a particularly difficult time in the context of COVID-19, we appreciate the opportunity to provide our feedback on the proposed plan.

14 Hosking Crescent has been attached to our family name for over 70 years which warrants our emotional and sentimental attachment to both the land and greater Glenfield community. Over the last 70 years our family have heavily contributed to the economic growth and overall expansion of the local area through investing money at local businesses & educational institutions, developing the family home and physically assisting in the upgrade and maintenance of local sporting facilities. We understand the importance of making upgrades to better a community, however as long-standing residents of East Glenfield, we believe it's only fair to be able to reap the benefits of the proposed future developments whilst retaining our current address.

As a family we have made a long-term plan to stay in Glenfield due to its convenient access to public transport, affordability, close proximity to the airport and shops. Displacement from our home and the downgrading of our land to an RE1 public recreation zone would not only result in significant financial loss and hardship, however, gravely impact our occupations. One of us is an essential frontline worker who continually services and contributes to the local community through keeping the elderly safe and well (especially through COVID-19). Glenfield also provides the convenience of medical facilities that one requires as they get older and is the heart of our social and cultural network.

Reflecting on the 2015 [Glenfield to Macarthur Corridor Strategy](#) the potential for 12-16 Hosking Crescent to be acquired for green space was not considered. Per the diagram (overleaf), we are now one of only a few residents whose land could be forcefully acquired within the 2020 Draft Place Strategy. Whilst we acknowledge the importance of green and open space amongst all communities, we oppose the rezoning of 12-16 Hosking Crescent to 'RE1 Public Recreation' at the expense of the physical, emotional and financial wellbeing of the current owners and residents. The proposed downgrade of our land to an RE1 Public Recreation space personally disadvantages us from developing our land in the future, a luxury in which every other resident in Hosking Crescent is being presented with per the current Draft Planning Strategy.



**Figure 1:** Proposed Land Reservation Acquisition Map for the study area only (Source: Glenfield Precinct Explanation of Intended Effect, December 2020)

The following submission addresses a number of concerns with the Draft Glenfield Place Strategy, particularly in relation to the proposed property acquisition of 12-16 Hosking Crescent, as well as number of alternative solutions we plead with NSW Department of Planning, Industry & Environment to consider.

### **Existing Green & Public Open Space in Glenfield**

Glenfield lives up to its name with an extensive number of green and open spaces that exist within minutes walking distance and a 1km radius of Hosking Crescent and its neighbouring streets. These spaces include Glenfield Park, which is currently undergoing a \$2 million upgrade (funded through the state government's Precinct Support Scheme), Seddon Park, Glenfield Dog Park, Kennett Park, Blinman Park, Trobriand Park, Lalor Park, Bunbury Curran Park, Narang Reserve, Baldwin Reserve, Salisbury Reserve, Edwin Moore Reserve, Child's Reserve and George's River Corridor. Per the Draft Glenfield Place Strategy there is also an additional 30ha 'green open-space corridor and village green' planned for the western side of the train line, plus '3 new sportsgrounds containing up to 6 playing fields' providing opportunities for active and passive recreation ([Explanation of Intended Effect Table 3, pg. 23](#)).

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### **Environmental Impact**

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**Figure 2:** M Central, Sydney rooftop garden Design by Daniel Bafsky (Source: Garden Travel Hub)

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## **Conclusion**

Implementing a place strategy would be far sweeter if it was achieved without displacing residents who don't want to leave their homes. The [Glenfield Precinct Urban Design Report](#) (pg. 5) outlines the vision for Glenfield as one that 'will be a connected' and 'inclusive', however the Draft Glenfield Placement Strategy currently fails to connect and include the residents of 12-16 Hosking Crescent. We plead with you to reconsider the placement of the proposed open space upon our home at the expense of our livelihood and ask that you explore and consider all other possible solutions.

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