

Thank you for this opportunity to make a submission concerning the proposed development at St. Johns Park Newtown.

My concerns are as follows:

1. The demolition of the 1950/60's vernacular buildings. For example, the dental store, which I believe is one of the few remaining mid century buildings. Another example is the tennis court pavilion and tennis courts.
  - There are very few institutions which have such a varied selection of buildings from this period and to demolish all of them would be disappointing.
  - For historic and aesthetic reasons these buildings should be restored, and continue to be used. This is a far better outcome environmentally when you consider the energy resources required to demolish and replace perfectly usable buildings. This is in line with the Government's climate change and sustainability policies.
2. Based on the 'proposal', a considerable amount of open space will be covered by buildings. The 'proposal' does not show the car parking that will be required to service the proposed use of the site. This will invariably effect the amount of greenery and open spaces that will remain for the public to enjoy. The statement on page 4 that "additional parking onsite will create a more pedestrian friendly site for consumers, visitors, carers and staff" appears to be contradictory to the reality that it is inevitable that there will be considerably less open space and greenery.
3. There are a number of mature trees in the area of the proposed plan including a number of large oak trees. I consider it a priority that these trees be preserved and protected.
  - With regard to sustainability and climate change, these mature trees are far better low tech solution to slowing climate change as opposed to planting new trees.

On page 4 of the 'proposal' it mentions 'unique green spaces'. I fear that if the development is to proceed as shown in the 'proposal', the gardens and open space will look like the redevelopment of the Swan Street Park by Hobart City Council. Generally speaking, green spaces usually means grass, trees and plants – all of which are already there.