

7 May 2019

Mr Matthew Todd
Planning Officer
Independent Planning Commission NSW

Re: St Leonards South Master Plan and Planning Proposal

I would like to submit the following response to the proposed St Leonards South Master Plan submitted by Lane Cove Council and currently being considered by the Independent Planning Commission.

The proposal seeks to rezone a substantial portion of St Leonards South from circa. 135 houses to permit development of circa. 2,000 apartments over buildings up to 19 levels.

Whilst I support Lane Cove Council's initiative to increase housing supply in areas that are supported by public transport, the proposed density, bulk and scale of the proposed master plan cannot be supported by surrounding infrastructure and is too large for the local area.

Transport

The site is nearby to St Leonards Station but not close enough to encourage future residents to walk to the station. The scale of the area proposed to be rezoned and developed is so vast that pedestrian utilisation of the railway and metro will not be supported. Instead the residents will use cars and bus public transport thus dramatically increasing traffic on River Road and Pacific Highway which is currently unable to support the traffic. With the reduction in size of Epping Road to encourage Lane Cove Tunnel use, the traffic along River Road by travellers to and from Victoria Road in Ryde and that area has increased phenomenally. Further there is only one bus service along River Road and this is over utilised currently during peak times.

Schools

The local Greenwich Public School is already occupied to its maximum. The Department of Education is currently upgrading the infrastructure at the school however this is unlikely to support the increase in pupils that would require schooling generated by 2,000 new dwellings.

Height

The area cannot reasonably support the height from an urban planning perspective. The site falls to the south from Pacific Highway and SEPP 65 compliance and good design of residential apartments is unlikely to be achieved with the density and height proposed.

Impact on Greenwich local community

Greenwich is a suburb that is surrounded by the harbour to the south and is a peninsula. Many local residents of the St Leonards South area use the local facilities at Greenwich. The sheer volume of the proposed future population will have a significant adverse effect on the local Greenwich community and its scarce infrastructure. It is highly probable that the local residents will utilise the Greenwich facilities to escape the Singaporean like area that they will occupy. It is unclear why

Council would support a proposal that places the burden of supporting future housing on one small community. extraordinary

Conclusion

Whilst an increase in density of some form over the current density may be supported in the St Leonards South area, the proposed height, bulk, scale and volume does not deliver an optimised urban planning outcome. I do not support this proposal in its current form as the benefits of more housing are significantly outweighed by the detrimental effects of the scale of the proposal.

Regards

Raymond Karlake

