3/5/2019

Dear Sir/Madam

The recent events with the new proposed developments in St Leonards South, supported by Lane Cove Council, have left me wondering if the proposed developments are suited for this area. I note with concern that Council Plan has not paid due consideration to the complexities that will arise from the increase in population. The plan does not deal effectively with a range of critical issues that affect the wider area of St Leonards. Some of these include traffic congestion in several streets, shortage in street parking, public transport services difficulties, diminishing open space and reduced levels of community services and infrastructure.

**Open space** is limited in St Leonards. The proposed plan will significantly overshadow and visually impact the nearby streets and the precinct. Open space is dwindling and quality of life will really be affected by the reduced amenities which to me is the big issue.

I feel that public spaces are becoming contested and crowded areas with high density bringing more chaos.

**Connectivity** will not work asthe proposed will have huge and detrimental visual impact on a wider single dwelling precinct to the south of River Road and beyond. The height proposed is grossly inappropriate for the location in a suburban, single dwelling and low-rise residential precinct downhill to the south west, south and south east**.** This neighbourhood and the surrounding areas are designed as single family residential neighbourhoods and should remain so.

There are already a number of challenges in the area in terms of school, day care, green areas, parks and open space, commuter parking and traffic. It seems that you are more interested in adding density without having the infrastructure and amenities to go with it.

**Cumulative assessment** of traffic for the area is not reflective of the true congestions levels. The nature of the area is narrow streets. There are no genuine plans to really ease traffic congestion and parking problems. The Plan has increased density without the necessary technical studies to show how all this will not affect the level of services and amenity for the residents.

**The traffic situation** is impossible on Berry Road and Pacific Highway; and even on surrounding streets. More density would add more vehicles and pedestrians to the congestion. This is especially so around morning commute time, lunch time and early evening (in others words more often than not).

Higher density always means more traffic. I see more and more traffic each day funnelled onto the surrounding streets. This includes a large percentage of bicycle and car traffic during school hours. Traffic Safety for existing residents and their family is very important.

**Amenities shortage** as there is also not enough public services and facilities. I hear this repeated by many mothers and families. Day Care and schools are already full and there is a waiting list. The area has more residents and crammed full of families with children. The Council Plan does not seem to have a good rationale for introducing re-zoning and more population in an area that already has a shortfall in amenities.

The Plan also has excessive density that brings unreasonable demand and adverse effects on infrastructure, services, amenities and the community, good open living space, health services availability, green open space, parks for children to play and families to enjoy, strain on the schools and traffic where the infrastructure was not designed for this increase of people.

For the reasons set out above, I urge the IPC not support the St Leonards South plan as this is inconsistent with the long-term vision for St Leonards in the 2036 plans and the wider community expectations in this area.

Yours Sincerely

Rima Jubian