

Dear Sir/Madam,

I live in Park Road, St Leonards. I am writing to submit my view of the planning proposal for the St Leonards South Residential Precinct.

While I support the rezoning proposal in general, I oppose the new park as proposed in the LEP. The new park in question is to be located in the middle of Park Road and Berry Road. The reasons for my objection are as follows:

(A) Adequate green space is already available.

In addition to Newlands Park (east of SLS Precinct) and Propsting Reserve (west of SLS Precinct), Gore Hill Park (north of SLS Precinct), Smoothey Park, Gore Cove Track and Gore Cove Reserve (south of SLS Precinct) already provide plenty of green space in the region. I submit that improving connection to the existing green space to the north and to the south by constructing pedestrian bridges over Pacific Highway and River Road would be a much more effective strategy than the proposed local park, in terms of cost, speed of implementation and future maintenance.

Furthermore, I believe that a pedestrian bridge over Pacific Highway would be a bonus benefit for all train and east-bound bus commuters/travellers who live on the south side of Pacific Highway.

(B) The proposed LEP is inconsistent with the Council's previous decisions.

The Council made a resolution to extend the St Leonards South rezoning area (SLS Precinct) to Park Road east at the extraordinary meeting on 13 July 2015. Up to that stage there was no proposal or decision for the Council to acquire land for a new local park or to rezone any existing R2 zone to RE1 zone. Since then, many of the affected land owners have arranged their personal affairs and made important decisions based on the understanding that all privately owned land within the SLS Precinct will be rezoned for residential development. I therefore oppose the RE1 zoned local park as prescribed in the proposed LEP because it would unfairly and adversely impact on those owners.

(C) Any new local park should be centrally located.

I understand that the Council proposed the new local park primarily for the benefit of the future residents of the SLS Precinct. If, despite my objection, the Council ultimately determines that a new local park is necessary, then I submit that such a park should be located at the geographic centre of the precinct instead of the site described in the proposed LEP for the following reasons:

- a. equal accessibility for all the residents in the SLS Precinct,
- b. a centrally located parkland would create a more open air environment and character in the middle of a high density zone.

Note that the geographic centre of the precinct is in middle of Berry Road east and Holdsworth Ave west.

Regards,
Raymond Wong.