

Dear Sir,

I am the houseowner of [REDACTED]. My house is within the proposed LEP. I am writing in support of the proposed St Leonards South Residential Precinct. However, I believe there is scope to extend the rezoning boundary to Greenwich Road for the reasons outlined below.

I have been a childcare worker for 10 years. I love my profession but it is considered a low paying job. I am fortunate to be able to live close to work. However, many of my childcare coworkers cannot afford to live in the lower North Shore due to higher rental costs. As such, they are subjected to long commutes. This has negative implications on their families and mental wellbeing. I also have friends who work at the Royal North Shore including nurses and administrative workers who have the same problems.

I strongly believe that the current proposal for 2400 new units will not provide enough affordable rental housing. The entire St Leonards South Precinct (bounded by Greenwich Road, River Road, Duntroon Avenue and Pacific Highway) is suitable to bear the brunt of high density as it is located minutes from RNSH medical precinct and the St Leonards/Crows Nest CBD. The St Leonards train station is located within 800 metres and accessible by foot.

The NIMBY attitude of the lower North Shore community is to be expected. This had led to poorly located rezonings such as Lane Cove North (which is underserved by public transport). I believe that we should focus on increasing population density closer to the Sydney CBD as this is where most people are working. Urban sprawling has devastating consequences on our peripheral national parks and traffic woes.

If more units were built in the St Leonards south precinct then developers would be more inclined to provide more affordable rental housing. This would ensure that people of low to middle income professions are able to live and be part of the local St Leonards/Greenwich community.

Kind regards,  
Ms. Wendy Lin

[REDACTED]  
[REDACTED]