

Mr Jack Lin

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NSW 2065

Dear Sir / Madam

**Reference: St Leonards South Precinct**

I write in connection with the above planning application. I have examined the plans and know the site well as I am the owner of a house in Holdsworth Avenue St Leonards. I wish to offer my support to the proposal, for the reasons outlined below.

I am aware of the concerns of some in the community that this proposal will damage the character of the area. However, I believe that St Leonards south is well suited to sympathetic and well-planned expansion. The development proposal will contribute to Lane Cove Council's ambition to provide a sustainable and liveable community through mandatory voluntary planning agreements. This would ensure that developers pay for public facilities such as laneways, community centres and green space. The council will also use VPA to fund a plaza on the south end of St Leonards train station.

St Leonards is a thriving area, and there is considerable demand for housing here. Applications for larger scale housing developments have been refused in recent years because of concerns about their impact on the existing road network. The St Leonards South precinct makes provisions for travel by sustainable means: the train station, offices and RNSH hospital is easily accessible by foot or bicycle (within 800 metres) and bus stops are also within walking distance. Studies have shown that residents living near pre-existing public transport use public transport.

I am aware of the concerns of some in the community that the development will mean the loss of some open space. I note however that the planning proposal includes the provision of a park in Park Road/Berry Road and north-south green spires between the apartment buildings. I am also aware that there is demand among the community for new housing options in the area. Many who have grown up in the area would very much like to remain but downsize. This development proposal is therefore welcomed by this section of the community.

There will always be the zealous few who oppose to any form of rezoning. However, they must face the reality that Sydney is growing and this population growth has to be fairly distributed. Low-density urban sprawl puts strain on our national parks and traffic woes. We should instead focus on high density near the Sydney CBD where most Sydneysiders work.

Yours faithfully,  
Mr. Jack Lin