**Independent Planning Commission**

**Planning Proposal for St Leonards South residential precinct**

In addition to the objection sent to IPC on 21 May 2019, I would like to add:

1. Despite additional transportation being added to the area by the Crows Nest metro station, the natural topography of the proposed precinct will mean more of the 5,000 residents will use Wollstonecraft station and not the metro. People will not trek up to the highway. As the crow flies, the metro station and Wollstonecraft station are the same distance. But the metro station sits at the top of the ridgeline (which is marked by the Pacific Highway). This additional commuter volume will exacerbate an already stressed railway network. Personally, I need to wait for 2 to 3 trains before I am able to board a train to the city. This is today (and after 9am). Add 5,000 residents to that flow and I might as well not bother commuting.
2. Green space. A common theme from the transcript of the IPC public meeting held on 20 May 2019 was that property developers had all double, triple and quadruple counted the green space at Newlands Park and Gore Hill Oval. I would like to draw your attention to the fact that most of Gore Hill Oval is a heritage listed cemetery. The cemetery will soon be the only green place where residents are able to find some peace, quiet and sunshine. Isn’t that ironic?

I continue to object to the planning proposal for the St Leonards South residential precinct. The proposal only benefits the developers who strip value out of the area. Residents are being robbed of open space, amenity and a sense of community.

Every 4 years the Greenwich community holds a community event known as the Greenwich Games. These have entered local lore and provide an opportunity for the whole area to come together and play, eat and celebrate living in these surrounds. I do not see a future for this event with an additional 5,000 people. There is nowhere in the Lane Cove LGA that could possibly accommodate such a number – let alone the number of toilets and taps required for a crowd of that size.

This is what is being taken away by a precinct such as St Leonards South.

The developers will build their buildings, take their profit and leave. Those who are left behind will live here and try and deal with the aftermath of an additional 5,000 people. We have voices and they deserve to be heard. The public consultation was not as wide and far reaching as it should have been (despite what the Lane Cove Council shows in its timeline). I personally did not know about the extent of the precinct until the end of 2017. This is a project that has had 7 years of work by interested stakeholders but the local public has only had 18 months to work out the impact of 5,000 people on them. The biggest stakeholder has not been considered but hopefully will not now be ignored.

The developers do not live here. We do.

27 May 2019