

Independent Planning Commission

Re St Leonards South Master Plan

Dear Sir,

I wish to register my strong objection to the St Leonards South Master Plan. I was at the IPC public meeting on Monday 20th May and support many of the objections raised by local residents. This has been a developer led plan, not based on good planning principles and not done with sufficient community consultation. It is a great opportunity to develop a state of the art plan for the new and existing residents but if the proposed plan is given the go ahead it will result in chaos for surrounding residents and a poor quality of life for the new residents.

I object on a number of grounds.

1. Density. - The size and bulk of the buildings is too large. Buildings range from 19 to 8 storeys. This is far too dense for the area, which is already seeing huge residential towers being built next door. There is no transition to the surrounding 1-2 storey neighbours. The Duntroon ave development should be looked at. This is a more acceptable size and bulk.
2. Lack of community facilities. - The proposal will add over 4000 residents into the area but there seems to be no plans for a central heart to the development – no central park, shops, cafes etc. There is no facility for new premises for GPs, dentists etc. The proposal should be adding to community resources not relying on existing facilities.
3. Lack of infrastructure – the surrounding roads are often gridlocked particularly at peak times. Many new residents will use the train but just as many will want to use their cars adding to the congestion. Greenwich school is already full of demountables and local ovals and sporting facilities are at capacity. RNS is over stretched and this will only worsen
4. Overshadowing – given the slope of the land this will exacerbate the overshadowing issues for residents within the proposed area and those in surrounding streets. It would also appear that Newlands Park would be completely overshadowed and have very little sunlight.
5. Lack of green space – token pocket parks are being proposed and it's even in doubt if the park at Park Rd could be built at all. The plan should not rely on Newlands Park and Gore Hill oval for green space for residents.

I would urge you to reject this proposal. Lane Cove has already exceeded its housing target for 2021 so why approve a plan that will reduce the amenity of existing residents and doesn't appear to have much amenity for potential new residents. It seems to be a plan to satisfy developers rather than integrated approach to the area.

Kind regards,

Annabelle Burley

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