

Dear Commissioners,

I live with my partner in Park Rd. East, which is currently the proposed western boundary of the planned area for rezoning. When the plan first came to my attention in 2013 around Christmas time, I joined with our neighbours to the east as far as Canberra Ave to protest the redevelopment. It soon became clear that council was determined to proceed with the plan. After numerous council meetings & presentations we decided that the change was coming & we would be left looking at high rise buildings in our backyard, literally. It was then that we decided to lobby council to be included in the planned development area. And so the plan boundary moved from Berry Rd. East to Park Rd. East.

The original study area for council's plan extended all the way to Greenwich Rd. to the west. Given the topography of the area, this would have been the most logical thing to do, giving planners an area large enough to deliver a bold new vision for South St. Leonards, which it deserves. I would also note that there are at least 50 to 60 residents in the remaining streets, Park Rd West, Portview Rd. East & West and Anglo Rd., who have indicated their willingness for inclusion in such a plan.

I believe that the Annand plan which council has adopted is UGLY, OVERLY PRESCRIPTIVE LIMITING DELIVERY OF A DECENT & ATTRACTIVE VISION BY DEVELOPERS & THEIR PLANNERS, (who have a whole lot more experience than Lane Cove Council Planners), AND INADEQUATE IN THE NUMBER OF NEW LIVING SPACES THAT IT CREATES, given the significant workforce that will be in this area in the coming years. There is also no provision for a coffee shop or mini-market or the like in the area.

I also believe that this project is beyond the capabilities & resources of Lane Cove Council. This area needs a visionary plan for the future decades such as Bradfield had with the Harbour bridge & approaches.(Amongst many other things) I can't see the point of building a 4 lane highway & finding that when it is finished, it needs ANOTHER 4 LANES!!!

In the SIX YEARS THAT THIS HAS BEEN GOING ON, our home has been in need of work but we are loathe to spend hard earned dollars on what will be a "knockdown". Look again at that number. 6 YEARS OF UNCERTAINTY !!!

The final draught delivered by Council after community display came back NOT with a base FSR of 2.7 ; 1, as indicated, but a base of 2.0 ; 1. At this rate redevelopment would struggle to be commercially viable. AND, 10 of my immediate neighbours found that they were living in a PROPOSED PARK, with NO FSR, & a promise of COMPULSORY ACQUISITION ???

At age 61 & 68 respectively, my wife & I are ready to downsize & sea change. We thought we would be there 2 years ago. This thing has dragged on for far too long.

It is time, NOW, for some hard decisions to be made by a newly elected State Government which will benefit current, but more importantly, FUTURE RESIDENTS of this gloriously convenient location .

I grew up in Parramatta in the 50's & 60's. To the north was an enormous area of orchards and small farms. That was PENNANT HILLS. To the west a brand new suburb was being sold.....BLACKTOWN !!

THINGS CHANGE..... and they must.

Best regards,

Jim Bidwell.