**SUBMISSION BY HILMA ELSE OBJECTING TO THE ST LEONARDS SOUTH DEVELOPMENT PLAN**

My objections to this Plan are as follows:

1. **No need for it.**

I believe that there is no real need to a development of this size and scale within the Lane Cove area, in view of the fact that the L.C. Council has already complied with the State Government’s requirements for additional housing within the next 5-10 years. The developments in Lane cove that are presently underway, planned or approved to go ahead are already sufficient to meet more than the number of housing units required within the area.

1. **Intrusion into this residential is inappropriate**

The type of development proposed is quite wrong for the area. The apartment buildings at the Pacific Highway side of it are not quite so bad (though even those should be reduced in height so as not to overwhelm the other highway buildings), but those coming down towards River Rd are quite out of character with the existing housing, in both type and height, and would completely change the character of the neighbourhood.

1. **Size, bulk and Scale**

The above characteristics of the proposed development are out of character with most those of the surrounding area and greatly exceed the height, bulk and scale of what is a desirable housing estate in this area. In particular, the housing should follow the line of the incline and reduce quite substantially as they go down the hill towards River Road. That way they would not be so intrusive on the landscape. I believe that tower blocks of this nature are inappropriate for the River Rd area; they would over-shadow the road and make it into a narrow alley or tunnel. It would be preferable to build 2-3 storey town houses on the lower part of the site: better for the residents and for those that have to look at them.

1. **Traffic Problems**

As is well-recorded, the traffic along River Road, at most times and especially during morning and afternoon/evening peak times, is very heavy and also one-lane for much of its length. It is very narrow, twisting and with hills up and down and, rightly, restricted to a 50 km-per-hour limit. It can hardly carry what is demanded of it now, let alone more traffic of the numbers it would gain with such an intensively-developed site as that proposed.

1. **Housing Type and Infrastructure.**

In the natural development of housing stock, a diversity will develop, but with this typr proposed a uniform tower block design is planned which is quite unnatural and wrong for the humans who will have to live in it. There should be much greater diversity and allowance for different family types.

There is also not sufficient allowance for appropriate and large-enough infrastructure to handle the neds of these residents.

The whole thing has been very poorly thought-out and developer-driven and suffers very much from the profit motive being at the fore.

H.Else 27/05/2019.