

From: Mila Paukov
To: [IPCN Enquiries Mailbox](#)
Subject: St Leonards South IPC Submission
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We've been residents of St Leonards area for 10 years and we would like to express our deepest concern about the existing and proposed developments in the area.

Over the years we've seen a lot of developments in our area, but recent projects with a lot of new high rise buildings have changed our beloved suburb forever. These developments absolutely downgrade the whole idea of Australian dream – to own a house.

It's painful to watch that St Leonards area started to look more as a third world country's suburb with heaps of high rise apartment buildings, overcrowded public transport, congested roads, busy hospitals and schools and lack of shops.

We're not against development, as we praised and welcomed upgrade of Woolworths store with new public parking, low rise developments which nicely suited Crows Nest area, improvements for Gore Hill Oval and Naremburn Park. We're for smart planning with people and quality of living in mind, more green public places, safe roads and preserving the nature of our beautiful country.

Also, we are agree with points listed below.

Local residents are not anti-development; they are concerned about the **CUMULATIVE IMPACT** of the SLS Planning Proposal on top of all the high rise residential developments currently being built or already approved in St Leonards Crows Nest.

SCALE: The scale and height of the proposed buildings are vastly excessive. Many people think the appropriate scale would reflect the existing Duntroon Avenue apartment buildings.

PLACE: The PP doesn't **BUILD COMMUNITY** - let alone vibrancy. It kills any sense of place isolating people in high rise buildings without adding any nearby public amenities such as cafes, playgrounds, a local grocery store or significant new outdoor space. Newlands Park would be subject to unacceptable cumulative overshadowing in the afternoon, and therefore it does not meet one of the key design principles of the Draft Plan.

BUILT FORM: With Lane Cove Council exceeding their housing targets, there is no good reason to jump from a low rise residential neighbourhood to a high rise residential neighbourhood.

LAND USE: We do not need 2400 more units when 91.3% of St Leonards' residents already live in apartments according to the 2016 Census. We need diversity of housing – affordable housing, social housing, 3 and 4 bedroom housing.

TOPOGRAPHY: The SLS precinct topography is quite steep. Some consideration needs to be given to providing basic community services / local corner shops within the neighbourhood.

LIVEABILITY: A mass of high rise buildings with no new significant open space does not create liveability. We are looking for a well-designed mix of open space to buildings and suitable open spaces for everyone to enjoy.

TRAFFIC CONGESTION: River Road and the Pacific Highway are already congested (not to mention the 'main streets' across St Leonards, Crows Nest and Wollstonecraft). The proposed density will exacerbate already heavy traffic congestion that has no solution - and would make access to Royal North Shore Hospital Emergency Department even more difficult.

SOCIAL INFRASTRUCTURE: The social infrastructure is not in place to support what is in the pipeline. Schools, hospitals, roads, open spaces, sports fields and swimming pools are already overcrowded.

No further approval of residential units ought to be approved until we fully understand the implications of what is already in the pipeline.

Kind regards,
Maxim Paukov and Liudmila Zhlopak