

The below is an **objection** submission relating to the **Planning proposal for the St Leonards South Residential Precinct**.

In ordnance with the privacy statement of NSW Independent Planning Commission I **request to have my name and location withheld** from the list of submissions.

To whom it may concern,

I would like to express my concern and objection relating to the plans for St Leonards South.

Green space

As is, the only available green space of any significance is Newlands Park. The park already has limited sunshine during the day, which would be further reduced if high-rise buildings were to be erected right next to it.

With addition of over 2400 apartments, a few more thousand people will compete for a relatively small park that already barely manages to accommodate all the residents of the area. The proposed path in Park Road East is not easily accessible from the south-eastern portion of St Leonards South and would not offer a viable solution.

Traffic congestion

St Leonards and Crows Nest are already suffering from unacceptable levels of traffic. With all the development having taken place in the past few years, the situation has drastically worsened.

Given the availability, or lack thereof, of shops in the area, residents are often forced to use cars to purchase their groceries. The topography of the area – hills and steep roads – often forces older residents and residents with children to use cars.

On top of that, Berry Rd and Duntroon Ave are often used by non-local drivers wanting to access Pacific Hwy and River Rd. Replacement of 138 existing dwellings with 2400 new ones will result in even heavier traffic congestion, increased noise and pollution, and less secure roads.

Medical facilities

Royal North Shore Hospital can barely meet the demand as is. Even though it's expanding and adding new facilities right now, this is for the current population only. With a few more thousand residents, the hospital will not be able to serve everyone in an efficient manner.

The same applies to General Practitioners. Their offices are constantly crowded as is, and their availability will be further reduced if there are significantly more patients.

Sincerely,

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