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**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Planning Proposal for St Leonards South Residential Precinct  
**Date:** Thursday, 16 May 2019 8:42:05 AM

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## **IPC Submission**

We have major concerns and objections regarding the Lane Cove Council's rezoning proposal for South St Leonards.

### **Process:**

- The proposal was passed in July 2015 despite supporting speakers (being in the majority) having vested conflict of interest as they stood to profit by more than 100% over market value for sale of their properties.
- Developers went ahead in purchasing properties at 2-3 times market value, before Gateway approval at the state level and the St Leonards Master Plan was finalised. This move was irresponsible and disrespectful to state law and process.
- In the meantime, 1900 new units were approved, in process or completed in St Leonards, on or near Pacific Highway.
- In the past year, property prices have fallen and the political climate for a rebound is unfavourable, which will put pressure on developers to increase density to retain profit margins.

### **Ongoing development:**

The high-density residential towers currently going up around St Leonards station have already exceeded state targets, and little has been added to services and amenities. The Metro station is 1km away uphill in Crow's Nest. The additional 2500-4000 population will put significant stress on existing and any in-process infrastructure & services.

### **Traffic flow and safety:**

As residents of Duntroon Avenue in south St Leonards since 2012, we have noticed a significant increase in congestion and noise on River Road, which is also all but impossible to cross safely most of the day. A high percentage of new residents will inevitably own or use cars, further clogging and frustrating the transportation flow.

### **Green Space:**

Newlands Park is inadequate for high-density usage, due to its slope and shape. Gore Hill Oval has been fenced off from casual recreation and is now fully booked by sports teams. Gore Hill Cemetery is inappropriate for recreation, and Smoothey Park is a forested gorge with a wetland.

The amount of green space is grossly inadequate for the population increase that will come with 1900 units in process, let alone 2400 units in addition to that.

### **Schools:**

Local schools cannot cope with the children an additional 2400 units would introduce. North Sydney Boys' and Girls' are too selective and unable to accept more students.

Consistency:

The outcome will be blatantly inappropriate for the surrounding community and topography.

To conclude, I respectfully urge the Independent Planning Commission to recommend rejection of the proposal as it now stands.

Best regards,

Randall Brophy and Pippa Bradbrook