

From: [REDACTED]
To: [IPCEN Enquiries Mailbox](#)
Subject: Submission re St Leonards South
Date: Saturday, 25 May 2019 5:04:18 PM

I request that you do not publish my name or location on your public website nor give my name to any other parties. This email is only intended for those commissioners looking into the St.Leonards South development and for no other party.

Dear Commission,

I was unable to attend the public hearing however I support all those people and the hundreds of submission already received, arguing **against** the scale of development planned for my backyard.

I have already had to erect privacy screens due to the new buildings on the highway looming over the whole precinct.

I am upset that this scale of development is proposed in areas of heritage and historic significance . It will bring about a degradation of an environment we have worked very hard to achieve.

There are ancient trees in St. Leonards South, old Moreton Bay figs like those removed along Anzac Parade and a green island of suburban tranquility, which cannot be replaced by concrete 'garden' strips with no sunlight. No mention has been made about retaining century old trees in an area that has been immortalised in paintings of historic Sydney.

The Pacific Highway might be a plausible place for medium scale development but the sheer height of the proposals extending to River Road with overshadowing of Wollstonecraft , Greenwich, St.Leonards and Crows Nest is hard to understand.

I am also most concerned about the loss of value to our properties. The heights of the St. Leonards South proposals will, I imagine, result in significant loss of value to those property owners in new buildings higher up whose vistas might be lost as well as those in Wollstonecraft whose sunlight (north sun) and vistas will be gone.

Thank-you.

Best wishes,

[REDACTED]

This email has been sent in confidence to the Independent Planning Commissioners looking into the St. Leonards South development and is not intended for any other persons.

