

**From:** Alberto Guterres  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Fwd: IPC Submission on St Leonards South  
**Date:** Friday, 24 May 2019 9:06:31 AM

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To the Independent Commission,

I attended the meeting held on Monday 20th May in respect to the proposed development at St. Leonards South and I was extremely impressed with the manner it was conducted.

Following, I like to express my deep concerns and opposition to the large development proposal at St. Leonards South. This proposal does not enhance the environment and reduces the limited public open spaces availability. It has enormous impact on the traffic situation that is already at present at breaking point through River Road and Pacific Hwy. Consideration should be provided to the shadowing effect the entire development has onto the existing amenities in the area and to the residents' living conditions and their own well being. The topography of the site needs to be taken into consideration and the drainage of the lower portions of the area be incorporated and clarified in its final design proposal.

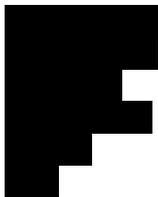
In your assessment, please take into consideration my strongest opposition to the present proposal and my concerns on the planning/design of such a large over/development in the area.

Many thanks for this opportunity to express my concerns and opposition to the independent commission on this matter.

Sincerely,

Alberto Guterres.

Alberto Guterres



Alberto Guterres



