

24th May, 2019

Ms Mary O'Kane,
Chair, Independent Planning Commission of NSW
Level 3, 201 Elizabeth Street,
SYDNEY, NSW, 2000.

Dear Ms O'Kane,

Re: IPC advice for St Leonards South Planning Proposal

I wish to make the following submission regarding the development on St Leonards South.

I am a local resident who has lived in the Crows Nest/North Sydney areas for more than 35 years.

I would not consider myself to be anti-development; indeed I think most suburbs benefit from well-planned development, taking into account community needs, environmental impacts and heritage considerations.

The St Leonards South development concerns me because of its **cumulative adverse impacts** on top of all the other high-rise residential developments currently being built, or already approved, in St Leonards/Crows Nest.

I believe the **scale** and height of the proposed buildings are excessive. A more appropriate scale would reflect the existing Duntroon Avenue apartment buildings.

The PP doesn't "build community". It isolates people in high-rise buildings without adding any nearby public amenities such as cafés, playgrounds, or new green 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**.

The **built form** is without merit. 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.

Given that more than 91% of St Leonards residents already live in apartments, it seems **inappropriate use of the land** to create 2,400 more units. We need diverse kinds of housing: social and affordable housing, and 3- and 4-bedroom housing.

The SLS precinct **topography** is very steep. More thought and consideration should be devoted to providing basic community services/local corner shops within the neighbourhood.

A mass of high-rise buildings with no new significant open-space does not create **liveability**. We should reasonably expect a well-designed mix of open space to buildings and suitable open spaces for everyone to enjoy.

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 complicated.

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 and under-resourced.

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

Thank you for considering my submission.

Yours sincerely

BARBARA MASEL

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