

From: Wendy Trevor Jones
To: [IPCN Enquiries Mailbox](#)
Subject: FW: IPC Submission on St Leonards South
Date: Thursday, 23 May 2019 2:18:15 PM

Think first email address is wrong.

From: Wendy Trevor Jones [mailto:wendytj@bigpond.com]
Sent: Thursday, 23 May 2019 2:09 PM
To: 'ipcn@ipnc.nsw.gov.au'
Subject: IPC Submission on St Leonards South

Dear Sirs

I am not against development as such but it has to be done in keeping with the local area. We have huge towers going up all along the Pacific Highway, which will impact negatively on the community atmosphere of Crows Nest and St Leonards. Now we have this St Leonards South proposed development going in amongst residential houses. It is completely out of keeping with the surrounding area.

Duntroon Avenue has buildings of 5 stories built and approved. Why on earth would you want enormous towers next to that with single level housing on the upper side in Park Road? The scale and height of the proposed buildings are vastly excessive. It would be more appropriate to have a development no more than the 5 stories of Duntroon Avenue.

The proposed development would double the Greenwich population.

We have beautiful Newlands Park which will be overshadowed in the afternoon. This does not meet one of the key design principles of the Draft Plan. I cannot see any green space proposed – the developers have “borrowed” Gore Oval and Newlands Park to include in their definition of “green space”. Where are all the adults and children going when they want some sunlight and play area?

There are no amenities planned – cafes, playgrounds, local grocery store in addition to open space – where are these on the plans? You need these to build a community.

Where are the children going to school? I would not have thought that there was any room at the Greenwich Public School. Where are the older children going to a high school?

RNSH cannot cope now – what happens when 4000 + more people arrive in the area? Open spaces, sports fields and swimming pools are already overcrowded. The General Practice doctors are not taking any more new patients now.

River Road and Pacific Highway will be congested. I find it hard to get out of my street now and that is not just at peak hour. What happens in an emergency with ambulances trying to access the RNSH?

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

Sincerely
Caroline Trevor Jones

[REDACTED]
[REDACTED]