

From: Cathy Nicholson
To: [IPCN Enquiries Mailbox](#): [REDACTED]
Subject: Objection to St Leonards South Plan
Date: Saturday, 18 May 2019 11:19:59 AM

Please DON'T VOTE TO PASS this proposal put forward for the development of the area bounded by River Rd Park Rd East Marshall and Canberra Ave. I am not against development of this area but this is far too many units on this package of land. There has been no thought to creating a community which comes about by putting people in touch with each other by creating open spaces where people can meet relax or just bump into each other in passing and going about their own business.

The problems that I see are

Traffic congestion

Traffic congestion in the St Leonards and Crows Nest area is already unacceptable.

It has deteriorated markedly over the past few years with the increase in development along and just off Pacific Highway.

An increase of dwellings in SLS from 138 to 2400 will add to this congestion. Given the topography of SLS, people will have no choice but to use cars to access services as there is no provision in the plan for services to be located within SLS.

There will be only one right hand turn possible to the Pacific Highway from Berry Road and this is already a congested intersection. Congestion can only increase with many traffic movements at peak hour.

People wishing to exit east into River Road will have to do so from Park Road or Duntroon Ave. This will only exacerbate the already heavy congestion along River Road.

River Road will not be able to cope with the volume of traffic created by SLS.

Open Space

The only green open space of any significance on the south side of the highway is Newlands Park.

The topography of the park makes it unsuitable for active play and it is in shade for a significant portion of the day. With the prospect of many high-rise buildings in SLS (including a 19 storey building) across the road in Canberra Ave, the solar access will be further reduced.

There are already over 1900 apartments going up or completed in Lane Cove along the highway and Newlands Park will be the only green space available to those residents.

The park proposed in Park Road East is not easily accessible to those in the south eastern portion of SLS so they will be competing with the residents on the highway for the limited space in Newlands Park.

Schools

Local primary and high schools are already full. It is not appropriate to include North Sydney Boys' or North Sydney Girls' High in the calculation of school numbers as they are selective and few local students will be able to access them.

With 2400 units in the SLS plan, there will a large increase in the number of school age children but there is no indication of where the schools that will be needed are to be located.

You need to plan for school infrastructure before approving a plan to bring hundreds of new students to an area.

Inappropriate location for large scale high density residential development

SLS is the only high density residential development in the St Leonards and Crows Nest area that will encroach onto adjoining low density residential areas. The NSW Department of Planning's plan for the area limits tall buildings to the highway but this is not the case for SLS.

The heights of buildings in SLS will range 19 storeys (1 building), 15 storeys (2 buildings), 12 storeys (3 buildings), 10 storeys (11 buildings) and 8 storeys (at least 10 buildings). The topography of the site will make these buildings very imposing from many aspects. They will constitute an unacceptable intrusion on adjoining low density areas, with consequent solar access and wind impacts.

Regards,

Cathy Nicholson

Resident of Greenwich