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26 May, 2019

The Commissioner
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Emailed ipcn@ipcn.nsw.gov.au

Dear Commissioner

**St Leonards South Plan
Submission**

18 Wilona Avenue, Greenwich has been our home for 30 years following purchase in November 1989. Our family has been active in local community, school and sporting issues. With this knowledge we are pleased to be able contribute our submission to the Independent Planning Commission at this important time in our suburb and LGA's history.

As you would expect in our modern times, we have seen a lot of change in the area over the 30 years. However over the last seven or more years it seems residential development (particularly in high-rise apartments) has become out of step prior to the much needed infrastructure necessary to support the higher demands of the increased population.

TRAFFIC FLOW – on River Road fast coming to a grinding halt particularly in peak hour

As examples in Lane Cove LGA high rise units have replaced industrial sites in Lane Cove West (Burn Bay Road – south of Penrose Street), Epping Road (near the Lane Cove River) and the western end of Mowbray Road. Additionally mid-height unit blocks have replaced single residences along Longueville Road, and Greenwich Road. Traffic flow has stalled – particularly along the Penrose Road/River Road section for traffic heading to Crows Nest/North Sydney/City and beyond.

SPORT, RECREATION, IMPORTANCE HEALTHY LIVING

Local ovals are all at capacity. So much so that a number of Bowling Clubs are being used for Friday school sport; the open-space area at Berry Island reserve is now used for Saturday cricket (so families are unable to picnic on the flat grassy section whilst the children play a ball game together. 30 years ago Gore Creek Bob Campbell Oval; Kingsford Smith, Longueville oval; and Blackman Park were the main ovals for Saturday sport. The community is grateful for Council's enhancements of these sporting fields/courts, however what is needed is additional ovals to cater for the population growth.

Medical/Hospital/dental – and appropriate ease of parking for children/elderly and their carers. GP's and dentist's appointment books are full; it has become almost impossible to park outside or just up the road from a doctor's practice (which is important if you have a sick child who cannot walk). At certain hours parking in some streets is not permitted and there is very limited off-street parking.

Obesity and diabetes are becoming a major health risks. The reduction in open space and ovals for children to play and adults to exercise outside is only adding to the problem.

A number of people live by themselves and often these people have a dog. Apartment living is not difficult for a working person with a dog. Therefore there is demand for townhouse/smaller size dwelling. In the case where apartment blocks are pet friendly, pets still like to get out for a walk, so pet-free open air spaces are required.

Social – interacting with family and friends over a picnic lunch, or on a balmy summers evening is recognized as being beneficial to mental health and well-being. There are fewer open spaces available to today and tomorrow's population than we enjoyed. We must preserve the right

SEWERAGE & DRAINAGE – much of the system in place has been there for many years and is having to cope with the significant increase in demand

SCHOOLS

Greenwich Public School's two sites have been over capacity for a number of years already. The temporary address was portable de-mountable classrooms (hot in summer, cold in winter) sitting on over the land that was formerly part of the playing field.

Government high schools are all out of area, as are private schools. Public transport travel to/from school is via train or bus. Getting to public transport for a great number of the students involves crossing River Road at peak hour. For those who live in the vicinity of River/Russell Streets this is a challenge to their safety.

SCALE OF PROPOSED BUILDING

What has been proposed is an overdevelopment, not in keeping with the typography of the area site, nor the character of the residential area.

I recall Wendy Stamp and her then neighbours in Canberra Avenue Greenwich being involved against the proposal to re-develop the single residences which had been abandoned along Duntroon Avenue. At the time Wendy & Co raised very proposed development. The Action Group lobbied Council on the basis of noise, dust, scale & height, overshadowing, overcrowding of the area – particularly Newlands Park. Council and the developers could see the merit in what was requested by the community – height, scale and setback. In fact, it sets a desirable standard for any future development within the vicinity of Newlands Park.

It is noted that Wendy Stamp and former members of the Action group have now sold.

COMMUNITY CONSULATION

Wilona Avenue is south of, and runs parallel with that section of River Road which is the southern boundary for the proposed St Leonards South Plan .
The first I knew of the proposed development was in 2015.

It is important the right decisions are taken to get the best outcome for the future generations.

If it is to be residential, low-rise development similar to that along Duntroon Avenue, working with the natural contours so that the overall effect of development cascades down to an amphitheatre-like oval and green space please consider. Similar development to this can be seen around Trumper Park in Paddington. The space serves the community's residential, sporting and recreational needs well.

IT'S ABOUT THE RULES

On Friday I heard our Liberal Prime Minister-elect state the above four words, then proceeded to say "everybody should abide by the same set of rules".

The Lane Cove LGA has a set of rules relevant to each and every property in- as is evidenced in each property's zoning, DCP and LEP. Property purchasers are made aware of these at the time of purchase (if their solicitor/conveyancer is doing his/her job).

The consequences for the developers' chosen course of action lays at their feet.

The Australian Bureau of Statistics records that our local Government is an Educated, responsible community minded of people. It has been wrong that our Community were denied the right to make an intelligent and well considered input into the future for our area in the beginning.

The opportunity to address the Commission – either personally or in writing has helped in rectifying the past wrong.

I thank you for that opportunity. Let's get the best outcome for St Leonards South.

Yours sincerely



CHRISTINE KIRKWOOD

Please withhold my address details from websites/publication