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**Cc:** [southwood@bigpond.com](mailto:southwood@bigpond.com)  
**Subject:** Planning proposal for St Leonards South residential precinct  
**Date:** Monday, 27 May 2019 11:31:46 AM

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Dear IPC,

Thank you for taking an independent look at this planning proposal. I have previously made a submission to Lane Cove Council on this proposed development, extracted at the bottom of this email. I've extracted it to put the submission before you to consider in your deliberations.

The only thing I'd add to the submission is that the community just wants a fair go on having a meaningful say into developments that are going to forever alter the way our community functions. It just isn't fair the way the local community was shut out of consultation in the key early phases of the planning. Yet, we'll be the ones living with the consequences of it and the strain it'll put on local amenities (traffic, schools, GPs, etc). I know there's a lot of money involved in these developments but I don't think you can put a price on integrity and the planning process has lacked integrity. We're not asking to shirk our responsibility for providing housing in Sydney, we've already met and exceeded our 2021 targets. We just want to be able to have a fair opportunity for input so that we can work together to get things done right.

Thank you for your time in reviewing this proposal and considering my submission.

Yours sincerely,

Clarence Brown

Previous submission to Lane Cove Council:

"Dear General Manager,

Please do not go ahead with the St Leonards South Master Plan. Time and time again local and state governments have pushed through developments in Sydney to increase housing density without foreseeing the full impact of the changes until after the fact. Nobody is against thoughtful, measured and sustainable growth in Sydney. However, it is important to get the support of the community and to support the community through such changes.

There are real risks that this very large proposed development will cause traffic congestion, lack of parking, crowded schools, and other public infrastructure strains. Without a plan for well thought out commercial and public amenities to support residential development, it is likely to fail and this is why the community is worried and does not support this development.

There is also real concerns that this development will change the face and feel of surrounding suburbs like Greenwich. Smaller suburbs like Greenwich have a longstanding culture and heritage which has been shaped by its physical environment and architectural development. Elected representatives have had a good reputation for acknowledging that history and preserving it. This development threatens to overshadow the character of Greenwich (literally) and the character of its elected representatives. While St Leonards is a fairly large commercial hub with existing tall buildings, this proposed development is really pushing the boundaries into areas that have not had such tall buildings before. In short, it will stick out like a sore thumb because it is proposed to be in an area which is not actually close to the existing St Leonards commercial hub.

I implore you to not go ahead with this development and rethink the options to achieve a more thoughtful, measured and sustainable growth plan.

Yours sincerely,

Clarence Brown  
Greenwich Resident"

