

Daphne Chiang
[REDACTED]

Ms Ilona Millar
NSW Independent Planning Commission
[REDACTED]

07 April 2019

Subject: St Leonards South Master Plan

Dear Ms Millar

My name is Daphne Chiang and I am an owner occupier of a unit in the Embassy Tower in St Leonards. It came to my attention that the Lane Cove Council will be making a decision by June 2, 2019 as to whether to rezone St Leonards south from low density to high density, allowing the development of an excess of over 25 blocks of units within a small parcel of land opposite to where I live. I am writing to urge you to use your expertise and knowledge in town planning and environment to halt this overly ambitious and irrational rezoning to go ahead.

I have been calling Australia home since I moved to Sydney 27 years ago in 1992 and have been residing in Neutral Bay all these years before deciding to downsize and move into a unit in St Leonards a month ago. I chose to live in St Leonards for its vitality, proximity to the city and the fact that it is on the train line. Moreover, I really enjoy looking out of my unit with views of the harbour bridge and expansive views of trees. St Leonards is a suburb full of potential to be one of the star suburbs in Sydney to live and work in.

My objections to the rezoning of St Leonards South from low density to high density stems 90% on humanitarian grounds and 10% on personal grounds with the loss of views. Reasons contributing to 90% of my objections are:

1. **Detrimental traffic congestion:** I cannot even imagine the nightmare of trying to get onto or off Pacific Highway and River Road with an addition of hundreds of cars from the 2400 units within narrow suburban roads. No serious consideration into traffic flow has been given by the Lane Cove Council in their zoning proposal. At present, River Road and Pacific Highway are both already highly congested during rush hour so imagine the domino effect of road blockage for the neighbouring suburbs in all of Lower North Shore.
2. **Health & Environment:** I cannot understand why Lane Cove Council thinks that tightly packing blocks of units at close proximity to each other is a good idea. I fled Hong Kong just to be away from this sort of unpleasant living environment! Problems are easy to pinpoint: noise and lack of privacy, lack of sense of community due to shortage of open space for kids and adults. Not to mention, this kind of environment harbours unhappiness and even mental illness.

3. Problem with Trains : My daughter works in the city. She said south bound trains arriving at St Leonards Station during rush hour are almost at full capacity every morning. The trains will be even more congested with the influx of residents from Mirvac's St Leonards Square, The Landmark, JQZ residential and commercial towers when these developments are finished. Furthermore, the State master plan suggests that even more high rises will be erected along the Pacific Highway in coming years.

I understand that the Metro will be in operation from 2024, however the station mostly services the Crows Nest area (which will also have an exponential growth of population). Regardless, how will both the St Leonards train station and Crows Nest Metro accommodate the intended projects along Pacific Highway as well as the 5000 people from the St Leonards South project?

4. Lack of amenities & infrastructure: In Hong Kong where I grew up, densely populated satellite towns were liveable, as they offered ample amenities like shops, schools, entertainment quarters, open space and sufficient transportation. In comparison, there are no amenities planned for the 5000 people who will be living in the back drop of St Leonards – except for a childcare centre and a small park! This is an irresponsible act of the Council condemning humanity by creating a “black hole” in St Leonards disguising it as “a great place to call home”.

All my comments and arguments are pragmatic ones, only common sense and no rocket science. At the end of the day please stop Lane Cove Council from making a decision which will cause much pain to the people living in the affected areas. I am proud to call Australia home because I believe that Australia is a smart nation with vision. Please do not ruin it by succumbing to the pressure from a few developers whose only concern is profit making.

Kind regards



Daphne Chiang

