

From: davidgdowey
To: [IPCN Enquiries Mailbox](#)
Subject: IPC Submission on St Leonards South - Opposed
Date: Saturday, 25 May 2019 10:51:58 PM

Dear Sir /Madam

I write to register my concern regarding the St Leonards South development as proposed.

To use the analogy of the pub test it simply fails.

Firstly, for such a large and extensive proposal it would be assumed that all residents would have been properly notified and engaged. However it is evident that the process has not been fully transparent nor has there been effective communication of what is proposed and who will be impacted.

Secondly, as a resident I must ask what benefits will the proposal bring? In the alternative what will be the negatives?


On available information it appears the negatives far outweigh any benefit. Rather than the opportunity for considered development (with addition of structures, facilities and services to enhance and create community) it appears the likely direction will be the imposition of high-rise structures of excessive bulk and scale.

These, in combination with existing and other proposed developments in the broader St Leonards area will have a dramatic cumulative impact and should therefore rightly have been considered together. However it does not appear that Council has given this due consideration or at least not to the extent that I and other residents have been given the opportunity for consultation and engagement.

Given the proposed dramatic increase in the number of dwellings and residents relative to existing levels liveability becomes an issue and when I look at what is planned I cannot see what the proposal brings to address existing issues such as a shortage of open space, crowded schools and hospitals and congested roads and transport.

I am opposed to St Leonards South in its existing form.

Yours faithfully

David Dowey


Sent from Samsung tablet.