

From: david lucas
To: [IPCN Enquiries Mailbox](#)
Subject: IPC Submission on St Leonards South Plan - Opposed
Date: Monday, 27 May 2019 4:15:04 PM

Dear Sir / Madam

I am writing to express my concern about the negative impacts of the St Leonards South plan.

It is imperative that the plan be considered in conjunction with all the high rise residential developments currently under construction in St Leonards Crows Nest precinct (especially those on the Pacific Highway) as well as those already approved in the area, which will have dramatic and cumulative impacts. However, it does not appear that Council has given this due consideration or at least not to the extent residents have been given the opportunity for consultation and engagement.

The scale and height of the proposed buildings are vastly excessive and inappropriate for the area. The adjoining park would be subject to unacceptable overshadowing in the afternoon, and therefore it does not meet one of the key design principles of the Draft Plan.

Rather than the opportunity for considered development which would rightfully include the addition of structures, facilities and services to enhance and create community, the proposed plan would isolate people in high rise buildings without adding any nearby public amenities such as cafes, playgrounds, local grocery store or significant new outdoor space. Consideration must be given to providing basic community services and outdoor space, to support well-being of the community. Given the proposed dramatic increase in the number of dwellings and residents relative to existing levels, live-ability becomes an issue.

Lane Cove Council has exceeded their housing targets therefore removing a need to demolish numerous low rise residential dwellings to be replaced by additional high rise residential development. Over 91% of St Leonards' residents already live in apartments according to the 2016 Census. The area needs more diversity of housing options like affordable housing, social housing, 3 and 4 bedroom dwellings rather than more high rise mass development.

River Road and the Pacific Highway are already congested (not to mention the 'main streets' across St Leonards, Crows Nest and Wollstonecraft). The proposed density will exacerbate already heavy traffic congestion that has no solution - and would make access to Royal North Shore Hospital Emergency Department even more difficult.

Not only does the plan fail to address existing issues such as a shortage of open space, crowded schools, insufficient hospital beds, congested roads and transport it will exacerbate them in the area of the proposed development. No further approval of residential units ought to be approved in the St Leonards area, as the limited outdoor space and sports fields, and the infrastructure and services are evidently already under strain given the needs of the existing community, let alone supporting thousands of additional residents.

The negatives of the proposal clearly far outweigh any benefit. I am strongly opposed to St Leonards South plan in its existing form.

Yours sincerely,

David Lucas

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