

Dr Edward C Sun



Mr Russell Miller AM

Independent Planning Commission

Sydney NSW 2000

11 April 2019

Dear Mr Miller,

I am writing to you re upcoming decisions on St Leonards South Master Plan.

At present, the area bounded by Marshall Avenue, Holdsworth Avenue, Canberra Avenue and River Road is zoned for low to medium density residential development.

There are plans to change this to high density residential development with towers up to 19 stories and an estimated additional 4,800 new residents moving to this small area.

My concern is mainly with traffic issues.

At present, there is congestion during peak hour with Berry Road approach to Pacific Highway and Canberra Avenue approach to River Road. This will be exacerbated by additional traffic from the influx of 4,000+ new residents to this area without any measures to ease the traffic burden.

All the present roads are two lanes in total. Parking is already at a premium. If 19 storey towers are to be built, the influx of construction workers and tradesmen will have nowhere to park close to the work site. Neighbouring areas will then be affected.

As Pacific Highway and River Road are major thoroughfare for many north shore residents from upper north shore and Lane Cove to Greenwich, the traffic congestion will be considerable.

Apart from peak hour traffic, the increase traffic will hamper access to and from Royal North Shore Hospital which is the major tertiary referral hospital on the north shore. Lives may be lost due to precious minutes being wasted unnecessarily.

Hospital parking may also be affected by above mentioned influx of workers during the construction phase.

I therefore urge you to carefully consider the proposed rezoning and keep the current low to medium density residential zoning restrictions in place.

Sincerely,

Dr Edward C Sun