

Frank Fery

May 25th, 2019

To: Independent Planning Commission NSW

Dear Madam/Sir,

I am writing to you regarding St Leonards South Development Plan 2036 as I was unfortunately unable to attend the public meeting on Mon 20/5/2019.

As a long time St Leonards resident, I would like to express my concerns on the development proposal for St Leonards South for several reasons:

- We require sustainable urban planning for the future and not just filling up the development area with 28 blocks of residential units. Based on current proposal and by including the already confirmed addition of several high rise residential buildings in St Leonards and Crow's Nest there will be a significant oversupply of residential buildings and not sufficient open green spaces and commerce. We require more parks, bike lanes and trees rather than a concrete jungle of residential high rise buildings.
- Replacing 138 houses (R2 Low density zone) with 2,400 dwellings in an R4 high density zone will cause significant congestions, traffic noise and pollution which will reduce the quality of air and quality of life.
- The proposed height of the buildings will cause overshadowing of large areas, loss of city view and privacy which will have an impact on mental health and increase stress levels
- The RNHS will exceed capacity which will cause further impact on physical and mental health
- Current available schools are unable to cope with the anticipated increase students with the addition of all the units in St Leonard's South and vicinity (Embassy Tower, Mirvac Landmark, JQZ Tower etc.)
- Public transportation (especially the north shore train line) is near capacity and won't be able to cope with the additional supply; additionally, we do not have bike lanes and the high amount of traffic on Pacific Highway is causing significant delays when taking bus or car to North Sydney or Sydney CBD.
- The lack of commercial space does not support job growth

I truly believe that in the hands of the right professionals who really care together we can make St Leonards and the surrounding precincts one of the best areas to live in Sydney. We do not want overcrowded living environments with lack of social infrastructure, poor public amenities and a complete loss of identity. I am not anti-development, but we need something which will work and will make us proud, happy to live in/with and is sustainable for generations to come.

I trust you will take our feedback into consideration and have the plan amended to be consistent with the strategic planning for the St Leonards and Crow's Nest area to build a modern St Leonards South with the right balance of public amenities, social infrastructure, commerce, open spaces and parks as well residential dwellings.

Thank you very much and best regards,


Frank Fery