

From: Graeme Cocks
To: [IPCN Enquiries Mailbox](#)
Subject: Submission to St Leonards South Residential Planning Proposal
Date: Tuesday, 7 May 2019 9:07:18 AM

Dear Commission Secretariat.

We have three vested interests in this issue. The Developers. The Lane Cove and the North Sydney Local Councils. And the NSW State Government.

A very powerful adversary group for the individual Residents and Owners to be confronted with.

Developers wish to maximise the intensity of their development.

The Councils see increased revenue streams, and, sadly, the ability to extract maximum VPA's. In other parts of our society this could be seen as the solicitation, acceptance, or transfer of value in exchange for official action.

And, while the NSW Government is undertaking significant projects to cater for the transportation needs of our large city, they want a very small group of people (local Residents) to suffer as the Government acts as a commercial developer by selling off selected sites that have been compulsorily acquired.

All three are pursuing commercial gains.

Significant effort has been expended over several years in developing building height guidelines throughout this area. Why cannot these guidelines continue to be adopted?

Greed!

And what of the local Residents/Owners? Their local environment is taken away. They are subject to unrelenting construction works.

And when they are asked for their opinion or input, another enquiry is organised and held, but the development works continue, rather than responding to the clear wishes of the majority of the effected Residents and Owners.

And while not directly related to the terms of this enquiry, but certainly consequential on whatever evolves in the St Leonards area, is the very significant matter of uncompromised helicopter access to the North Shore Hospital.

Has the NSW Government acted on the protection of the helicopter flight paths to Royal North Shore Hospital, and other major hospitals, as was done by the Victorian Government some years back? This issue of potential negative impact on helipad access at Royal North Shore Hospital was raised by the Federal Civil Aviation Safety Authority in a letter to the NSW Department of Planning and Environment in December 2018.

Submitted respectfully,

Graeme Cocks

St Leonards