

**From:** Helen Smith  
**To:** [IPCN Enquiries Mailbox](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: IPC Submission on St Leonards South  
**Date:** Thursday, 23 May 2019 7:35:34 AM

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Begin forwarded message:

**From:** Helen Smith [REDACTED]  
**Date:** 23 May 2019 at 7:27:51 am AEST  
**To:** [ipcn@ipnc.nsw.gov.au](mailto:ipcn@ipnc.nsw.gov.au)  
**Cc:** Helen Smith <[REDACTED]>  
**Subject:** IPC Submission on St Leonards South

I think the proposed development should NOT be approved.

It is totally inappropriate on so many levels - the number of units is way above what the area can absorb. The plan looks awful - homogenised blocks of high rise, one after another, all the way.

There is insufficient open space. There needs to be community facilities.

My firm view is that these plans were created to maximise profit. They give absolutely no consideration to other important aspects: not enough open space, more congestion, ugly high rise, wind tunnels, pressure on local services.

We need some creative thinking on how to incorporate denser living - that will create a sense of community, provide liveable areas, open space, a place you would want to live.

I need to downsize soon - but this new developments is the last place I'd want to move to.

I am horrified that Lane Cove Council is pushing this. Maybe ICAC should be having a look.

Thank you for the opportunity to make a submission.

Regards

Helen Smith

Greenwich resident

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