

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Submission RE: THE ST LEONARDS SOUTH RESIDENTIAL PRECINCT
Date: Friday, 24 May 2019 3:17:55 PM

Dear Members of the Independent Planning Commission

We are local residents and are not anti-development; but we are really concerned about the CUMULATIVE IMPACT of the SLS Planning Proposal on top of all the high rise residential developments currently being built or already approved in St Leonards Crows Nest.

SCALE: The scale and height of the proposed buildings are vastly excessive. We think the appropriate scale would reflect the existing Duntroon Avenue apartment buildings.

PLACE: The Planning Proposal doesn't BUILD A COMMUNITY - let alone vibrancy. It kills any sense of place by them isolating people in large high rise buildings without adding any nearby public amenities such as cafes, playgrounds, a local grocery store or significant new outdoor space. Newlands Park, which includes a children's play area would be subject to unacceptable cumulative overshadowing in the afternoon, and therefore it does not meet one of the key design principles of the Draft Plan.

BUILT FORM: With Lane Cove Council exceeding their housing targets, we think there is no good or justified reason to jump from a low rise residential neighbourhood to such a high rise residential neighbourhood.

LAND USE: We do not need 2400 more units when 91.3% of St Leonards' residents already live in apartments according to the 2016 Census. We need diversity of housing – affordable housing, social housing, 3 and 4 bedroom housing.

TOPOGRAPHY: The SLS precinct topography is quite steep. Some consideration needs to be given to providing basic community services / local corner shops within the neighbourhood.

LIVEABILITY: A mass of high rise buildings with no new significant open space does not create liveability. We are looking for a well-designed mix of open space to buildings and suitable open spaces for everyone to enjoy. Trees in pot plants ...are not a garden and cannot be justified as 'open space'.

TRAFFIC CONGESTION: River Road and the Pacific Highway are already very 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.

SOCIAL INFRASTRUCTURE: The social infrastructure is not in place to support what is in the pipeline. Schools, hospitals, roads, open spaces, sports fields and swimming pools are already overcrowded.

No further approval of residential units ought to be approved until we – the community fully understand the implications of what is already in the pipeline.

Yours sincerely,

Ian Heads OAM and Joy Heads OAM

