

27 May 2019

The Independent Planning Commission  
Level 3, 201 Elizabeth Street  
Sydney NSW 2000

Dear Commission

## **SUBMISSION – PLANNING PROPOSAL FOR ST LEONARDS SOUTH (SLS) RESIDENTIAL PRECINCT**

As a resident of Greenwich, I wish to lodge my concerns on the above planning proposal.

### **1. Traffic Congestion**

Traffic congestion in the St Leonards and Crows Nest area is already unacceptable and has deteriorated markedly over the past few years with the increase in development along and just off Pacific Highway.

An increase of dwellings in SLS from 138 to 2,400 will add to this congestion. Given the topography of SLS, people will have no choice but to use cars to access services as there is no provision in the plan for services to be located within SLS.

There will be only one right hand turn possible to the Pacific Highway from Berry Road and this is already a congested intersection. Congestion can only increase with many traffic movements at peak hour.

People wishing to exit east into River Road will have to do so from Park Road or Duntroon Ave. This will only exacerbate the already heavy congestion along River Road.

River Road will not be able to cope with the volume of traffic created by SLS and is the only access from Greenwich Point.

### **2. Open Space**

The only green open space of any significance on the south side of the highway is Newlands Park.

The topography of the park makes it unsuitable for active play and it is in shade for a significant portion of the day. With the prospect of many high-rise buildings in SLS (including a 19 storey building) across the road in Canberra Ave, the solar access will be further reduced.

There are already over 1,900 apartments going up or completed in Lane Cove along the highway and Newlands Park will be the only green space available to those residents. The park proposed in Park Road East is not easily accessible to those in the south eastern portion of SLS so they will be competing with the residents on the highway for the limited space in Newlands Park.

### **3. Schools**

Local primary and high schools are already full. It is not appropriate to include North Sydney Boys' or North Sydney Girls' High in the calculation of school numbers as they are selective and few local students will be able to access them. With 2,400 units in the SLS plan, there will be a large increase in the number of school age children, but there is no indication of where the schools that will be needed are to be located.

### **4. Inappropriate location for large scale high density residential development**

SLS is the only high density residential development in the St Leonards and Crows Nest area that will encroach on to adjoining low density residential areas. The NSW Department of Planning's plan for the area limits tall buildings to the highway but this is not the case for SLS.

The heights of buildings in SLS will range 19 storeys (1 building), 15 storeys (2 buildings), 12 storeys (3 buildings), 10 storeys (11 buildings) and 8 storeys (at least 10 buildings). The topography of the site will make these buildings very imposing from many aspects. They will constitute an unacceptable intrusion on adjoining low density areas, with consequent solar access and wind impacts.

I understand that Lane Cove Council has previously advised the Greater Sydney Commission that it has already exceeded NSW Government housing targets for Lane Cove. So this development does not appear to be driven by State Government.

I strongly urge the Independent Planning Commission to cancel the current proposed plan. More thought needs to go into the considerable impact this will have on local residents.

Yours sincerely

Jenny Redston  
Greenwich Road Resident