

## Matthew Todd-Jones

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**From:** Judith Croxall [REDACTED]  
**Sent:** Sunday, 14 April 2019 4:46 PM  
**To:** Matthew Todd-Jones  
**Subject:** Planning Proposal for the St Leonards South Residential Precinct

Hello Matthew,

We are writing to voice our concerns regarding the St Leonards South masterplan. We believe that as the masterplan was originally initiated in 2011/2012 it is now completely out of sync with all the other development that is taking place in St Leonards. We are not against development but feel that the development that is being proposed is far too dense and think that there should be no buildings any higher than 4 - 6 storeys. We also object to the masterplan for the following reasons:

### Gross overdevelopment

It is proposed to replace 138 residences with 2400 residences with potentially 5000 new residents. The population is already going to increase dramatically with the Mirvac development, the Landmark, JQZ, the buildings over the Metro station as well as other developments proposed along the Pacific Highway. The proposed development in St Leonards South is to be all apartment buildings with no variety of housing. Townhouses should be included to break up the corridor effect the apartments will produce.

### Infrastructure

We feel current infrastructure is completely inadequate for the increased population. A spokesperson from Royal North Shore Hospital has been in the press lately saying that the hospital won't be able to cope with the huge influx of people. There are reports that local schools are at capacity and roads will not be able to handle the extra traffic. Councils and Governments seem to think that if people live in proximity to public transport they will use it. They may use it more but they won't give up their cars. We think that the infrastructure should be in place or the planning for it should be well advanced before any development is approved.

### Traffic

We believe the traffic study done by Council is completely inadequate and out of date. The site of the St Leonards South masterplan is bounded by the railway line, Pacific Highway, Park Road and River Road. The only access on to the highway is at Berry Road which is already congested and the only access on to River Road, at the moment, is from Duntroon Avenue. With all the proposed development it will be extremely difficult leaving the area. Traffic on River Road in peak hour is bumper to bumper and will only get worse with further over development.

### Open Space

The only open space in the area currently is Newland Park which is not suitable for any form of sport or games as it is not flat. The masterplan proposes a new park between Berry Road and Park Road but these two parks will be inadequate for 5000 residents living in apartments with no open space of their own. Gore Hill oval has been recently upgraded but is in Willoughby Council area and is used mainly for sport that is scheduled by the Council.

### Loss of trees and green canopy

Currently the area is covered with large, mature trees. With the developments proposed most of these trees will disappear. So will wildlife habitat. Also privacy that is currently being provided by trees will

disappear. This removal of trees is inconsistent with the Crows Nest/St Leonards plan which states 40% of tree coverage.

Loss of views

The proposed height of the buildings in the masterplan will severely impact the views of those who purchased in Marshall Avenue. We exchanged contracts on our property in Marshall Avenue in October 2013 and were not given the opportunity to be included in consultations regarding the St Leonards South masterplan. Consultations were with home owners who have made their fortunes by selling to developers and have since moved on. These residents were never going to be affected by the consequences of the masterplan. Our view, not only of the Harbour Bridge and City skyline but the green canopy, will disappear. The value of our property will be greatly reduced.

It is hard to believe that developers would pay excessively high prices for properties without the certainty that they would get what they want. If they are feeling the financial strain, as suggested in one of the DAs that has been lodged, then that shouldn't make any difference to the planning process or the outcome. Lane Cove Council should be acting in the interests of its residents, not developers. In conclusion we feel that the masterplan in its current form should be withdrawn. We feel Lane Cove Council is concentrating its housing targets in East Ward to the detriment of the residents. Any development in this area should be in conjunction with the other development taking place in the St Leonards/Crows Nest area.

We are happy for our names to be published but request that our address is withheld.

Regards,  
Judith & Peter Croxall

