

Feedback on St Leonards South Master Plan

I'm writing as a concern resident of St Leonards South (SLS). As I looked into the history of this Proposed Master Plan, it appears that Lane Cove Council started this initiative in the absence of the greater North Sydney planning and shows little or no integration into the current Crows Nest-St Leonards plan. It is also flawed in that the community was not fully engaged in the plans prior to its plan being made public in Dec 2014.

Below are my grounds for rejecting the Proposed SLS Master Plan

Loss to my rights of View & Property Devaluation

Governments and their agencies have a duty to work for the good of the community and not do harm. When I purchased my property in Sept 2013, I was not made aware of the development plan underway within Lane Cove Council, which started way back in 2011. Had I known that the intention was to rezone SLS from R2 to R4, my decision would have been different. This was only made known to me when the 'Proposed Master Plan' was on exhibition from Dec 2014 – May 2015.

If this plan was to go ahead, I would have been 'robbed' of my right to the view, which I'm enjoying and paid for, and my property will experience a significant lower valuation (see attached picture)



Summary of my potential loss

- Loss of views and green space
- Devaluation of property
- Loss of privacy and personal space with high-rise towers overlooking my balcony

Councils attempts to limit influence from the community

The previous mayor, in the local paper (I think it was after the public exhibition), even suggested that the majority of the Lane Cove residents support the Master Plan. How could he have made this statement when residents were only made aware of this in Dec-2014? The Master Plan was

- Inviting staff from developers to 12 December 2018 feedback session to vote as residents. It was alleged that the results from the poll from those who attended this meeting shows that >90% of those in attendance opposed the plan.
- For the most part the plans have been difficult to find on the Lane Cove Council website
- Details have been left off Environmental (149) certificates, so Council now has a greater duty to protect the interests of residents
- Council has locked residents out of the three new large development applications to make it difficult for residents to see the plans. Websites timed out in 5 minutes. Security reasons for DA?

Please note that due to security reasons the document links found in your search results below are only accessible for about 5 minutes at a time. If you spend longer than this on your search results, you may receive an error when trying to retrieve a document, if this happens close your browser and rerun your search.

Misrepresentation of impact

- Only detailed traffic study grossly underestimates traffic impact
 - As it stands today, with the Embassy Development now completed and most of the 'house' residents in SLS moved out, the traffic in and out of Barry Road to Pacific Highway is already too busy, with heavy pedestrian usage across Pacific Highway traffic light delaying traffic movements. It can take up to 3 traffic light change to get to the other side of Pacific Highway.
 - Traffic from large developments on Pacific Highway was excluded from the model. These include the Mirvac and JQZ development and the soon to start Landmark development; adding > 2000 residents. These buildings are within Lane Cove Council and omitted in many reports when it comes to the measure of target population growth and infrastructure modelling.
 - The model assumes the percentage of residents travelling to work will be one quarter of that in the City of Sydney. This is far from the truth. In my residents itself (25 Marshall Avenue), more than 40% of the residents here drives to work

Questionable urban planning

- Wrong place for high density as the area is isolated by the rail line, Pacific Highway, River Road and the steep slope
- No social infrastructure. Gore Hill oval was included as 'green area'. As it is, 90% of the area is used for sports, planned and scheduled by Willoughby Council. The new children playground area is already at capacity.
- Featureless design that is designed for the maximum developer profit and not for the benefit of those who will live here.

Health and sunlight

- South facing slope is very wet and covered in mould. This is compounded by the fact that lower North Shore has the highest rainfall in Sydney
- There is evidence that the lack of sunlight and mould are bad for mental and physical health. Mould can trigger nasal congestion, sneezing, cough, wheeze, respiratory infections and worsen asthma and allergic conditions.
- I'm not opposed to development per se, but building heights need to be lowered to no more than 4 to 6 floors to increase sunlight and to allow trees and plants to grow and green space need to increase significantly.
- Noise. Narrow streets and tall buildings will create an echo chamber that will interfere with sleep.
- Diagram below also shows that most areas will have no sunlight in the winter months. This will exacerbate the mould problem in most buildings.
- This plan breached one of the design principles of the site, "*minimised overshadowing of public open space and streets and cumulative traffic impacts*".



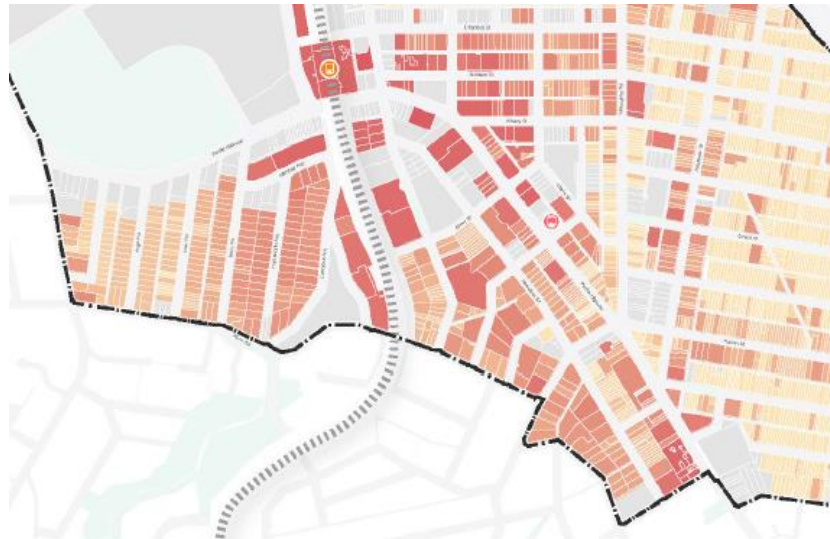
Inconsistent with Plans to Rejuvenate Crows Nest and St Leonards

- <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/St-Leonards-and-Crows-Nest>

The Lane Cove Council plan is inconsistent with the Crows Nest St Leonards plan as it will not allow for 40% tree cover.



- The building heights in the Lane Cove council plan are inconsistent with the Crows Nest St Leonards Plan which has building heights lower than Duntroon Ave in this diagram.



ie existing
sites at the
rounding low

Legend

- — Study Boundary
- Low - High Density Residential Area*

The situation has changed and requires a different approach

The situation has changed greatly since the Lane Cove Council plan was drawn up, so the Lane Cove Council plan should be considered irrelevant to the current situation

- Over 10,000 residential units have been approved since the plan was drawn up, with more to come
- Lane Cove has already reached its population targets
- Area being planned is not consistent with requirements of the Greater Sydney Commission. St Leonards will not be a commercial hub. Instead, it will be a high-rise residential hub.
- There is no valid reason why medium density could not be considered for at least part of the planned area, given that a huge amount of high-density housing has already been approved nearby.

Open space:

- The Department of planning has set benchmark standard of 2.83 ha/1000 people in most new large-scale developments. SLS deserves the same.
- Gore Hill Oval should not be included in open space calculations as it is not very accessible and a resource for a greater area of Sydney.

Traffic

- Traffic study is out of date and does not consider interaction with adjacent traffic issues
- Traffic study excludes around 20,000 residents still to come within 1 kilometer of St Leonards Station
- The traffic study assumes the percentage of people driving to work will be a quarter of that of the City of Sydney
- Commercial buildings being replaced by residential buildings will mean more people will travel to work than expected.
- Pedestrian traffic crossing the Pacific Highway will add to congestion

Conclusion

While I understand that it may not be commercially viable to develop SLS without a high-density zoning, this should never be the driver for change. Developers have taken the speculative risk paying top dollars for an area which was only in planning stage. ICAC should be involved if there's evidence that there's collusion of interest between Council and developers. I'm writing to encourage who you represent not to bow to pressure from this for-profit organisation and make the right decision by voting to reject this Master Plan. I'm for development but only when it makes sense, aligned to the greater St. Leonards Crows Nest master plan and when the process is transparent and accountable.

Regards,
Ken Lee

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