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January 5 2018

Councillors and The General Manager
Lane Cove Council
P O Box 20
LANE COVE NSW 1595

Dear Councillor

Addendum to Submission on St Leonards South Draft Master Plan SU5945

On the basis of my submission outlining the reasons for my objection and rejection of the St Leonards South Draft Master Plan (hence forth referred to as “the Plan”) dated January 3 2018, I request that Lane Cove Council’s (LCC) cancel this draft Master Plan for the following reasons:

1. The Plan will **NOT** result in a **high quality** and **diverse** residential area that is sustainable and liveable as it fails to meet Draft Objective 7 outlined on p 11 of the NSW Department of Planning’s August 2017 Interim Statement for the St Leonards and Crows Nest Station Precinct.
2. The Plan in its current form consists of a high density residential precinct with no proposed change in the infrastructure or services required to support the liveability of the area.

LCC has failed to consider the area wide impacts of this Plan. Infrastructure (including roads, parking, green space, schools and health services) both in and adjacent to this area is already under significant pressure.

LCC appears to have implicitly and wrongly assumed that the existing infrastructure and services will accommodate the significant increase in population that will result.

LCC has evidenced no advice from the relevant NSW government authorities responsible for the provision of this infrastructure and services to support this Plan.

3. There is no NSW government mandate requiring this Plan. The reality is quite the opposite as LCC has already exceeded its 5-year housing target.
4. The Plan is incomplete given that it does not cover the area from Greenwich Road to Park Road west. The area from Canberra Avenue to Greenwich Road, bounded by Pacific Highway and River Road, is a distinct and connected area.
5. The Plan and the process, which has supported its development, has not been driven by the accepted principles that underpin good planning but rather on supporting property owners and developers maximising their incomes. This therefore calls into question whether financial gain has been a key driver for LCC pushing this version of the Plan and its development.

6. The steeply sloping north/south topography of the area (Pacific Highway to River Road) covered by the Plan has received little consideration. As a consequence, the Plan in having no height gradation will have a hugely negative impact on access to sunlight.
7. LCC has effectively neglected the planning requirements of the NSW government and has failed its larger community.

On the basis of the above, I appeal to Councillors to cancel this draft Plan and initiate work on developing a wholistic plan for the entire discrete area covered by Greenwich Road, River Road, Canberra Avenue, Pacific Highway that is consistent with the St Leonards and Crows Nest Station Precinct and the NSW Department of Planning's principles for this Precinct. This would result in far better outcomes and gain much wider community support.

Yours sincerely

Dr Liz GILL

COPIES TO:

Mayor Councillor Pam Palmer: [REDACTED]

Councillor Karola Brent (Deputy Mayor): [REDACTED]

Councillor Deborah Hutchens: [REDACTED]

Councillor David Brooks-Horn: [REDACTED]

Councillor Frances Vissel: [REDACTED]

Councillor Andrew Zbik: [REDACTED]

Councillor Scott Bennison: [REDACTED]

Councillor Daniel Strassberg: [REDACTED]

Greenwich Community Association: [REDACTED]

A/Executive Director, Housing and Urban Renewal:

[REDACTED]