

[REDACTED]
January 3 2018

Mr Craig Wrightson
The General Manager
Lane Cove Council
P O Box 20
LANE COVE NSW 1595

Dear Mr Wrightson

Re: St Leonards South Draft Master Plan SU5945

I am totally opposed to and strongly object to the St Leonards South Draft Master Plan (hence forth referred to as “the Plan”) in its entirety on the following grounds:

1. This Plan has been driven from the outset by what can only be seen as Lane Cove Council’s (LCC) desire to increase its revenue as a result of the density and number of dwellings proposed for this area.

The boundaries of the area under consideration have shifted since the process began with absolutely no justification for the changes in its many revisions being made available to our community.

From late 2012, LCC’s strategic alliance with those living in the designated area covered by the Plan wishing to sell their properties to developers has become obvious, because only those residing in the St Leonards part of the area were invited to have representation on the consultative committee established by LCC. Whilst the Plan at this stage did include a section in the Greenwich area, no community representation was invited from the Greenwich area.

LCC has demonstrated with this draft Plan that it has absolutely no regard for the impacts the development will have on the amenity of the surrounding area nor the impacts on the existing public infrastructure that would be required to support such a huge resultant increase in population.

LCC has demonstrated a complete disregard for the NSW Department of Planning’s objectives for the St Leonards Precinct. It fails on all counts of the principles outlined for sound design. There is no range of usage nor residential types proposed for the area, nor is there any consideration of requisite infrastructure needed to create a self-sustaining precinct. This LCC Plan fails on all counts and should be refused.

2. Our community is well aware that LCC has already exceeded the housing target set by NSW Planning for our local government area in the next 5 years. Effectively there is no mandated target beyond this 5-year period.

Further the mistruths fed to our community by LCC about this Plan being far better than *the worst case scenario* that would result if it is not passed have now been exposed following advice from the Greenwich Community Association following its meetings with

the Executive Director, Housing and Urban Renewal and others involved with planning at the State level.

3. LCC has failed to provide a complete set of all the associated written material required to allow the community to provide informed community feedback. The enormity of the scale of the proposed change in the area warrants all of this information being made publicly available.

LCC has not provided access to the technical information related to the Plan, in particular all of the documents from other relevant government authorities detailing strategic plans of the NSW government related to the St Leonards South area nor those authorities' assessment of the changes in the preferred western boundary of the Master Plan area from the eastern side of Berry Road to the eastern side of Park Road.

Further, LCC has failed to comply with key requirements of Clause 5.5.2 of the *Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)*.

4. The Plan in its current version is seriously flawed because it has been developed from the outset in consultation only with residents in the area proposed to be rezoned who arguably, due to their potential to sell out to developers, have a conflict of interest in any submissions they will make.

LCC must publicly identify all submissions made by those living in the area covered by this Plan and articulate how it will treat these submissions that effectively will be tainted by self-interest.

5. Finally, the wider Lane Cove community is well aware of the disingenuous manner in which LCC conducts community consultation/engagement. Effectively LCC has a track record of doing nothing more than manipulate the process to achieve its own ends, paying absolutely no notice to what its community has to say.

The consultation/engagement on this Plan appears to be no different given the very late stage at which the Greenwich community's input has been sort, the short time allowed for submissions (less than 28 days from formal written notification) and the timing of the consultation over the Christmas/New Year period.

I seek formal acknowledgment of receipt of this submission and in addition a response as to specifically how LCC will record and consider what has been raised in this submission.

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]

[REDACTED]
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

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Mayor Councillor Pam Palmer: [REDACTED]

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Councillor Scott Bennison: [REDACTED]

Councillor Daniel Strassberg: [REDACTED]

Greenwich Community [REDACTED]

A/Executive Director, Housing and Urban Renewal:

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