

To the Independent Planning Commission NSW

Submission on the St Leonards South Residential Precinct Planning Proposal (spot rezoning proposal)

25 May 2019

I have attended the public meeting on 20 May and support all the issues raised by the objectors to this inappropriate proposal.

I am the professional with over 30 years' experience in architecture, urban design and planning and academic. I am member of the Committee for North Sydney and the Vice President of the Committee for North Sydney Association.

I was the Director of Urban Design at the Government Architects Office between 1996 and 2006, lecturer in Master of Urban Design at Sydney University for 10 years and the Head of Urban Design at the NSW Department of Planning between 2006 and 2011.

For over 30 years I have developed many planning policy documents for major centres in NSW and prepared many masterplans and precinct plans for many Local and State Governments and private sector developers. I have won many prizes for my design and planning work and urban design competitions awarded by the NSW Institute of Architects and the NSW Planning Institute.

I am very concerned that this planning proposal is all about the achievement of the greatest value capture from the development of the land and not about a responsible and sound professional planning decisions to make a significant contribution to the quality of environment, liveability, public health and amenity in St Leonards.

It is astonishing that the seven years of planning by the Local Government, planning consultants and developers produced this inferior planning solution.

It is very clear that this proposal is the demonstration of **the urban form following the profit** not contribution to the quality of public domain and liveability of the St Leonards centre. This planning solution could have been drawn by the developers on the back of the envelope in the first few days after purchasing the land for the over inflated costs as it was stated at the meeting by John Southwood.

The Commission should recommend the rejection of this proposal by the NSW Minister for Planning as it clearly doesn't comply with the basic principles of good planning practice and with the '*Better Placed*' integrated design policy for the built environment in New South Wales prepared by the Government Architect and endorsed by the NSW Minister of Planning.

The key objectives of this State Government design policy are for new development to fit local context and its place, to be sustainable and adaptable be inclusive, connected and diverse, safe comfortable and liveable, engaging, inviting and attractive. This planning proposal will not achieve any of these policy requirements of the '*Better Placed*' and therefore should be rejected.

Yours sincerely

Margaret Petrykowski FRAIA

