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**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** IPC Submission on St Leonards South  
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IPC Submission on St Leonards South  
From Miraa and Rick Best

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I am not anti-development yet am against over development and poor planning development; I am concerned about the CUMULATIVE IMPACT of the SLS Planning Proposal on top of all the high rise residential developments currently being built or already approved in St Leonards Crows Nest.

The scale and height of the proposed buildings are vastly excessive. I think the appropriate scale would reflect the existing Duntroon Avenue apartment buildings.

The PP doesn't BUILD COMMUNITY - let alone vibrancy. It kills any sense of place isolating people in high rise buildings without adding any nearby public amenities such as cafes, playgrounds, a local grocery store or significant new outdoor space. Newlands Park would be subject to unacceptable cumulative overshadowing in the afternoon, and therefore it does not meet one of the key design principles of the Draft Plan. PLEASE CAN YOUR PLANNING DEPARTMENTS START ACKNOWLEDGING THIS FACT.

With Lane Cove Council exceeding their housing targets, there is no good reason to jump from a low rise residential neighbourhood to a high rise residential neighbourhood.

We do not need 2400 more units when 91.3% of St Leonards' residents already live in apartments according to the 2016 Census. We need diversity of housing - affordable housing, social housing, 3 and 4 bedroom housing. The SLS precinct topography is quite steep. Some consideration needs to be given to providing basic community services / local corner shops within the neighbourhood.

A mass of high rise buildings with no new significant open space does not create liveability. We are looking for a well-designed mix of open space to buildings and suitable open spaces for everyone to enjoy.

River Road and the Pacific Highway are already congested (not to mention the 'main streets' across St Leonards, Crows Nest and Wollstonecraft). The proposed density will exacerbate already heavy traffic congestion that has no solution - and would make access to Royal North Shore Hospital Emergency Department even more difficult. The level of congestion over the 25 years I have lived here is becoming unbearable and stressful.

The social infrastructure is not in place to support what is in the pipeline. Schools, hospitals, roads, open spaces, sports fields and swimming pools are already overcrowded.

No further approval of residential units ought to be approved until we fully understand the implications of what is already in the pipeline.

Kind Regards

Miraa and Rick Best

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