

From: Nam Gun Paul Kim
To: [IPCN Enquiries Mailbox](#)
Subject: St Leonards South Development
Date: Sunday, 26 May 2019 4:30:35 PM

Nam Gun Kim

26/5/2019

Independent Planning Commission NSW

Dear Sir/Madam

I am writing to you regarding St Leonards South Development after attending the public meeting on Mon 20/5/2019.

My partner and I have made an investment at St Leonards, a suburb where we hope to start a family together. I understand that our newly appointed NSW Minister for Planning & Public Spaces Mr Rob Stokes has a Master degree in Sustainable Urban Development at Oxford which is very impressive. I sincerely hope that Mr Stokes will shed some light in making Lane Cove Council understand that it is not sustainable urban planning by simply picking a few suburban streets filling the area up with 28 blocks of units.

To my knowledge, sustainable urban planning is about planning for the future. Good urban planning should work on both the macro and micro levels. We look at how the planned area works with the whole precinct as well as within the area itself. We look at how people perceive the area and the people living in the area. The design concept should work on the grand scale as well as on a personal level. I am sure Mr Stokes understands my points as an expert in urban planning and development. Sadly, there seems to be no urban planning in the SLS Development.

I am not going to repeat in details what have already been said in the public hearing on Monday as we all understand that the major concerns with the SLS proposals are with traffic, lack of green space, shadowing, near full capacity at the train stations, exceeded capacity at the RNSH and the impact on mental health. But I would like to ask a question: What is the concept or should we say "THE BIG IDEA" behind the SLS Development? Without a concept how can we deliver sustainable urban development?

If the goal in urban planning or any kind of planning at all is to better people's lives, please help us see how the SLS Development has achieved that goal. Should the planning of the SLS Development has achieved that goal then we would not have heard just voices of objections. In the public hearing on Monday I was actually looking forward to the presentation of the developers to find out the concept behind their designs but disappointingly their only concern was on the monetary profits! They even said they were not going to pay the SIC Levies!

I truly believe that in the hands of the right professionals who really care together we can make St Leonards and the surrounding precincts one of the best areas to live in not only in Sydney but in the world. We do not want another overcrowded suburb (Epping & Zetland etc) with the most crowded living environment. Although the purchase is an investment for us at this stage, but if St Leonards turns out to be another cement jungle in Sydney, we would simply have to continue to rent out our unit and seek a new nest for my family. For me St Leonards (Crows Nest/Greenwich) was very attractive because there are so many green spaces and trees!

I fear for St Leonards' future reputation if we let this high density monster be developed. I can see a slum area with high vacancy rate due to high supply and low demand as the area is not pleasant to live in with bad traffic, lack of sun, lack of space and noise pollution with all the units in close proximity to each other. The developers will also have a hard time selling them as they have already paid too much for the "land".

The wrong has already been done by the Lane Cove Council but there is still time for the Department of Planning and Environment, The Independent Planning Commission and Mr Stokes to make things right again. Please do the right thing for the thousands of people living in St Leonards and in the surrounding precincts. We are not anti-development but we need something which will work and will make us proud, happy to live in/with and is sustainable for

generations to come.

Once again, arguments that the speakers pointed out on Monday's public hearing are just common sense and are from the hearts of real people living in the area. Please hear our pleas and do not succumb to the pressure from the foreign developers who could care less of us. Do not make St Leonards or our government be the laughing stock for generations to come. Remember, we are the lucky nation who love our sun and nature. A concrete jungle is not the answer to the 2036 plan.

Yours Sincerely

Nam Gun Kim

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