

Sent: Friday, 5 January 2018 2:49 PM

To: lccouncil [REDACTED]

Subject: Objection to St Leonards South Master Plan SU5945

Dear Lane Cove Council and Councillors

I strongly object to your proceeding with your proposal for high density rezoning of Lane Cove precinct known as St Leonards South - SU 5945. (Canberra Ave to Park Rd, north of River Rd).

This proposal will have negative impacts on nearby residents in North Sydney Council local government area of River Rd and Russell St Wollstonecraft, including unit blocks on River Road where I live (opposite Newlands Park).

1. There has been no review or consultation on New traffic signals proposed at low level intersection of River Rd and Russell St, shown p26 of Cumulative Transport and Accessibility study. These signals will worsen traffic queuing outside my residence, and be on a blind approach.

2. Additional traffic generation will make access into my and nearby residences much more difficult than the already difficult current situation .

3. There will be negative impacts right along River and Shirley Rds from an increase in traffic River Rd east bound - see p18 of Cumulative Traffic Study.

4. Already excessive traffic waiting time to exit from Shirley Rd east bound a.m. will be worse. Traffic report p9 says gridlock occurred in some parts of the system; authors had to propose measures eg. p10 *Revised signal timing and Phasing* at Falcon St/Pacific Hwy intersection - in order to even get traffic to move in their models.

How does this signal change work in the future ie beyond 2021 when the Crows Nest Priority area is underway?

The signals will need amending and we will have gridlock again.

This is not a long-term or even medium term solution.

5. The ruination of Newlands Park by overshadowing and overcrowding. This is already a busy park on weekends and will not be able to support your extra 4800 people. Overshadowing by 31 to 37 m high buildings on Canberra Ave, already higher than the park, will kill the grass due to no sun and make it a miserable park.

6. The overall impact will be to reduce my local amenity significantly; while the benefit will go to Council in rates, Developers in profits, and relevant former property owners in getting premium prices at the expense of the surrounding property owners.

Regards

(A RESIDENT OF WOLLSTONECRAFT)