

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Submission: Planning Proposal for the St Leonards South Residential Precinct
Date: Sunday, 26 May 2019 8:09:34 PM

Dear Commissioners,

I request that you do not disclose or publish my personal information or submission.

Please see below my submission from last year (5/1/2018); My points still stand as nothing has been changed in the master plan. In particular the plan does not address the need for green space (currently stretched beyond capacity in the precinct) nor does it offer any diversity of housing. I request that you consider recommending the cancellation of the plan.

Thank you!

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**St Leonards South –SU5945**

**I wish to register my strong objection to the draft [St Leonards](#) South Master Plan.**

I request Council to cancel the plan based on the size of the plan and the over development of the Lane Cove area.

Having grown up and lived in Greenwich and lived in the area for nearly 20 years, I have seen many local developments implemented in and around our suburb - most have been well considered and appropriate. This proposal shows no consideration whatsoever for the local surroundings, infrastructure support needs, basic amenities of the future residents, appropriate mix of housing styles, or incorporation of input from the local community. Whatever is driving this proposal, it is certainly NOT sound planning.

The Smoothey Park creek used to be a clean recreational area, where there was an abundance of frogs and tadpoles, and other marine wildlife. The recent pressures of development have already destroyed this and the creek area is now polluted and unsafe. Sewerage repairs to the overloaded mains that runs the course of this creek are frequent. And the stormwater pollution levels have grown progressively higher. Nowhere in the proposal is there any evidence of an appropriate level of study of the ability of the stormwater and sewerage systems to cope with an increase equivalent to an entirely new suburb. How can Council be so reckless?

The plan lacks open space to provide children with areas appropriate for recreational activity. Gore Hill Oval will become less accessible with its current upgrade, the terrain of Newlands Park is not conducive to active sport, nor are the proposed pocket parks - one of which is on a cliff face - would you let your children play there?

This will lead to greater use of Bob Campbell Oval which I know from first hand experience already suffers from overuse.

[St Leonards](#) is a hub of health expertise and education. There are NO other regions that present a potential opportunity for building this expertise centre and generating employment growth in Sydney. None. Why is Council intent on squandering this opportunity for the development of a truly world class locality that incorporates a mix of housing types, support for the precinct's employment growth, and provision of facilities to foster a unique and enviable community atmosphere?

Infrastructure - services currently in use by the surrounding areas will be significantly adversely affected, yet the plan provides no guarantee of service reliability or costs in the future. No clear strategy has been established for any of the: Water, Sewer, Electricity, Gas, Telecommunications, Schools, Public Transport, Health facilities or Major roads. Indeed, the "Plain English" paper states in regards to this, "it is unclear what form this contribution will take".

This plan is being rushed through over the Christmas break I formally request a public hearing on [St Leonards](#) South –SU5945.

I request the Council to cancel this plan and I reserve the right to make further submissions to this draft plan.

Yours sincerely

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