

The below is an **objection** submission relating to the **Planning proposal for the St Leonards South Residential Precinct**.

In ordnance with the privacy statement of NSW Independent Planning Commission I **request to have my name and location withheld** from the list of submissions.

To whom it may concern,

I would like to express my concern and objection relating to the plans for St Leonards South.

Inappropriate location for large-scale high-density residential development

St Leonards South is the only high-density residential development in the St Leonards and Crows Nest area that will encroach on adjoining low density residential areas.

The plan for the area, proposed by NSW Department of Planning, limits such tall buildings to the area of Pacific Highway, and restricts them deeper in the suburbs. This doesn't seem to apply to St Leonards South.

While there is already limited sunlight, as contributed to by recent high-rise developments, multiple 8-19-storey building would exacerbate the issue.

Schools

The number of available primary and high schools in the area is not sufficient. North Sydney Boys' High and North Sydney Girls' High are highly selective and only the best students will be granted admission. All other schools in the area are already full.

With 2400 new units in plan, there will be significant increase to children of school age, but no schools to accommodate them.

Reduction in standard of living

There are currently a few developments in the area of St Leonards South. These already significantly contribute to the amount of dust and general pollution, the level of noise, and blockages of roads. With at least 27 new buildings constructed over the span of multiple years, life of residents of the area will become more than unpleasant.

Better zoning

While the area needs to undergo re-development, high-rise is not the best solution. The way to go is to maintain what makes Sydney, and St Leonards and Crows Nest area, a great place to live. Low-rise medium-density, like townhouses, would not severely impact all aspects mentioned above, and would help to retain the standard and enjoyment of living for resident current and future.

Sincerely,

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