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Subject: St Leonards South Plan
Date: Tuesday, 14 May 2019 2:17:32 PM

NSW Independent Planning Commission Public Meeting on St Leonards South Plan

Dear Commissioners,

I cannot be at the public meeting on 20 May 2019, but like many of my neighbours in Greenwich I have serious concerns about what we consider to be over-development of the St Leonards South Precinct.

I submit the following objections to the Plan:

The scale

The most obvious issue is that part of an existing suburban low density zone is being brutally converted into a high rise jungle.
138 bungalows are being replaced by 2,400 apartments comprising 27 high rise towers of 8 - 19 stories.
This will constitute an unacceptable encroachment on the remaining houses, block out the sun and create wind tunnels where once were sunny footpaths.
A potential ghetto!

Surely the IPC could compromise with high rise simply along the highway, and transition back to low density as is normal development practice.

Schools

Schools in the area are already overcrowded in spite of current replacement of demountables with permanent class-rooms.
There has apparently been no forward planning as to where the children from 2,400 extra residences will attend school.
This should be an obvious first step before residential zoning approval changes.

Traffic

Quite clearly, each apartment will bring with it at least two motor vehicles, once visitors are taken into account
Entry and exits from the precinct are limited to two existing intersections with the highway and River Road, and these are already congested even though the precinct is currently a ghost town thanks to over zealous developers buying up all the houses.

Parks

The only reasonable green space on the south side of the Pacific Highway is Newlands Park.
It is far too small to cater for thousands of new arrivals as it is already well patronised by the people in existing nearby dwellings.
Another proposed park, even smaller, will not help much especially given its location.

I implore the IPC to make serious modifications to this ill-conceived plan which has been haunting caring and concerned residents for several years now.

Yours faithfully,

Peter Walton

