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To: [IPCN Enquiries Mailbox](#)
Subject: Planning Proposal for St Leonards South Residential Precinct
Date: Monday, 27 May 2019 12:26:31 PM

to whom it may concern:

Term of Reference

Specific Design Principles relevant to the (SLS) Planning Proposal
Consider cumulative traffic impacts.

Over the past couple of years the traffic congestion in the St Leonards and Crows Nest area has reach an already unacceptable level. It has continued to deteriorated markedly further over the past few months with the increase in development along and near the Pacific Highway.

The proposed increase of dwellings in SLS from 138 to 2400 will only but add to this congestion. Given the topography of SLS, people will have no choice but to use cars to access services as there is no provision in the plan for services to be located within SLS.

With only one right hand turn possible to the Pacific Highway from Berry Road an already congested intersection the problem can only increase with the increased traffic movements during peak hour.

People wishing to exit east into River Road will have to do so from Park Road or Duntroon Ave and this will only exacerbate the already heavy congestion along River Road and it will not be able to cope with the volume of traffic that will be created by the SLS.

It is a high-handed and incorrect assumption that if people are located in high rise buildings near to train and bus services, that they will not need to use their cars or indeed have a car. There are many areas that people need to go for various business and personal reasons that will mean it is if not impossible to reach by public transport it will be impractical to do so e.g. take hours instead of minutes.

Term of Reference

Overall Vision

Landscape –

A greener place

Parks and public green spaces will provide areas for local to be active, creative, and enjoy green leafy spaces throughout the area, away from built up areas in St Leonards

The only green open space of any significance on the south side of the highway is Newlands Park. A small green area surrounded by roads on all sides its topography makes it unsuitable for active play not to mention that it is in shade for a significant portion of the day.

With the prospect of many high-rise buildings in SLS (including a 19 storey building) across the road in Canberra Ave, the solar access will be further reduced.

There are already over 1900 apartments going up or completed in Lane Cove along the highway and Newlands Park will be the only green space available to those residents.

The park proposed in Park Road East is not easily accessible to those in the south eastern portion of SLS so they will be competing with the residents on the highway for the limited space in Newlands Park.

Please reconsider this over development and the effect it will have on the community not only of St Leonards, Greenwich, Lane Cove and Crows Nest but on the people who need to pass through this area on their daily travels to work etc.

Kind regards

Toni Maher and Brian Riordan
Greenwich