

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Planning Proposal for St Leonards South Residential Precinct
Date: Sunday, 26 May 2019 5:01:12 PM

Dear Sirs

Please accept my submission to the review of the St Leonards South Residential Precinct. I apologise for not being able to speak on May 20 2019 but work commitments prevented me.

Traffic congestion

Traffic congestion in the St Leonards and Crows Nest area is already unacceptable. It has deteriorated markedly over the past few years with the increase in development along and just off Pacific Highway. An increase of dwellings in SLS from 138 to 2400 will only make this congestion worse. 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 the SLS area. There will be only one right hand turn possible to the Pacific Highway from Berry Road and this is already a congested and dangerous Gridlock will occur during the morning and afternoon peak and likely in between. People wishing to exit east into River Road will have to do so from Park Road or Duntroon Ave. This will turn an already heavily congested River Road into a car park during the morning peak.

Open Space

The only green open space of any significance on the south side of the highway is the relatively small Newlands Park. The topography of the park makes it unsuitable for active play such as soccer or rugby and 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 being completed in Lane Cove Council area along the highway and Newlands Park will be the only green space available to those residents.

Schools

Local primary and high schools are already at capacity. It is not appropriate to include North Sydney Boys' or North Sydney Girls' High in the calculation of school numbers as they are selective schools and the overwhelming majority of students travel to them from well outside the local area. My youngest son completed year 12 at NSBH last year and was one of only 3 students (out of 164 in his year 12 year group) who lived in the North Sydney council area. With 2400 units in the SLS plan, there will a large increase in the number of school age children but there are no known plans for a new school to accommodate this demand. School infrastructure needs to be planned for prior to any consideration of approving even more residential accommodation for the area.

Inappropriate location for large scale high density residential development

SLS is the only high density residential development in the St Leonards and Crows Nest area that will encroach on to adjoining low density residential areas. The NSW Department of Planning's plan for the area limits tall buildings to the highway but this is not the case for SLS. The heights of buildings in SLS will range 19 storeys (1 building), 15 storeys (2 buildings), 12 storeys (3 buildings), 10 storeys (11 buildings) and 8 storeys (at least 10 buildings). The topography of the site will make these buildings very imposing from many aspects. They will constitute an

unacceptable intrusion on adjoining low density areas, with consequent solar access and wind impacts.

There is no demand for the development of SLS as proposed. Lane Cove council has already provided a huge amount of new residential units, way in excess of the State government requirements.

Best regards, Tony.

Tony Gribben

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