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8-4-2019

Ms Ilona Millar

Chair of Independent Planning Commission

Re: St. Leonards South Master Plan

Dear Ms Millar,

I would like to express my concern to the rezoning proposal for the St Leonards south Residential Precinct from R2 to R4. I am also against the DA application of Top Spring DA13/2019, Greaton St Leonards Holdings DA14/2019, and Greaton St Leonards Holdings DA 28/2019.

I am a resident of St Leonards and I enjoy the quality of living conditions offered in this part of Sydney. I can understand the need for more affordable housing in this area in line with the population growth as projected.

There are now massive development projects namely St Leonards Square, Landmark, and JQZ on their way providing an extra 1622 units for new residents moving into St Leonards within the next few years. The target for population growth would have been met well in advance with the completion of those projects. Lane Cove Council had already reached its population targets and the area planned was not consistent with requirements of the Greater Sydney Commission. We would not need more skyscrapers in the St Leonards South region totally out of place with the landscape of the southern slopes of the area.

The amenities would have been stretched to the limit under the current development. There had been no plan for new schools and other social and community services to accommodate the massive population growth at this stage. The St Leonards South Precinct Project would bring in an avalanche of new residents in the upcoming 2500 plus units to an area already struggling to support its residents.

The traffic report/study had been misrepresented and had not reflected a true version of the existing situation. The intersection between Berry Road and Pacific Highway had always been a crucial point as both Herbert and Reserve Roads to Royal North Shore Hospital would come off the opposite side of Berry Road. Any congestion at the Berry Road intersection would impede the flow of ambulances to Royal North Shore Hospital to save lives. Berry Road is the only one lane road in both directions for entry into this whole project for all the residents. Should the value of lives be compromised for the sake of allowing property developers to create a population boom in such a closed in area? The congestion would also create havoc along the choked River Road in the

neighbouring suburbs. Furthermore, it would create gridlock that could run from Mosman to Chatswood and the Harbour Bridge to Epping.

The lower north shore had the highest rainfall in Sydney and the south facing slope was very wet and covered in mould. Building heights had to be lowered to no more than 4 to 6 floors to increase sunlight and to allow trees and plants to grow. Other low rise apartments in the area would also need sunlight for the existing residents' well-being. The high rise apartments would tend to block the sun shining on the low rise apartments during the day to provide healthy living.

The Department of Planning had set benchmark standard of 2.83ha/1000 for open space for residents in most new large scale developments. The St Leonards south proposal would not achieve that ratio under the rezoning and residents here should be given the same entitlement like the rest of Sydneysiders. Gore Hill Oval should not be included in open space calculations.

The design of the three current DA proposals was totally out of touch with the environment of the area. It had not been designed to foster community spirit among residents but to benefit the developers financially. They had planned the high density development in the wrong place isolated by the rail line, Pacific Highway, River Road, and the deep slope.

Lane Cove Council had shown a lack of transparency in the DA applications of the three new developments. The application was not visible on website at key times when residents bought their properties. Any attempt to get access to information of the DA applications was hampered as residents got locked out of the website after 5 minutes.

At present, I enjoy the privacy of my home with a view of the city lights and the Harbour Bridge which had been offered and promised to me when I purchased my property years ago under the existing R2 zone. I would like to continue my right to the above and I oppose any DA development standing in the way.

I am aware that new development will be inevitable in this area. I would like to request that the new development to be in full compliance with the R2 zoning to blend in with the landscape with great respect to the environment, the native vegetation, the birds and native animals, and the most important of all, the residents who will call this place their homes. Please help us to preserve the way of living that we had enjoyed so far so we could share with the incoming residents. I do not want those DA applications to be approved.

Thank you for your attention in this matter. I look forward to hearing from you at your earliest convenience.

Yours sincerely,

Virginia Chin

