

Presentation to the IPC – SLS PP Review – 20 May 2019 Crows Nest Centre from 9:00 am

My name is John Hancox. I have lived in Wollstonecraft near the station for 25 years and have been Chair of Wollstonecraft Precinct for three years. I want to talk about project scale, population density and the effects on adjoining suburbs.

The 2016 Census shows that Wollstonecraft had 4,283 dwellings, population of 8,323 and land area of 120 Ha. Population density was just under 70/Ha. By 2018 population density had increased to 75/Ha.

Contrast this with the SLS Planning Proposal: 2,400 dwellings, population of say 4,800 and land area of 9 Ha. Population density 533/Ha (7 times that of Wollstonecraft).

It is like a storage area for shipping containers with only 3300 sqm of new open space. It relies on Newlands Park (1.01 Ha) also claimed by developers of another 2,000 apartments in St Leonards for use by “their residents”. That is a measly 1.34 Ha of open space for about 9,000 people. LCC claims the Gore Hill Oval is parkland available to these new residents which it is but that Oval is distant and isolated across a busy highway.

The widely published statistics on population density, dwellings and areas are all matters that are clearly important, yet the PP has been prepared without mention of population density, open space ratio and their impact on the wider public amenity and infrastructure.

The SLS plan was conceived about 7 years ago by a group of land owners who consulted with developers to sell their homes in a bloc. Enthusiasm resulted in LCC taking up and expanding the proposal on behalf of those land owners to negotiate an equitable financial result. The average price paid of ~ \$6 million for each of 91 homes was about 3 times market value at that time. Without having rezoning approved this represents a huge financial risk.

In simple terms, this was and remains a developer-led plan promoted by a council with possibly good intention, but it is not the way to do urban planning. From the moment that pricing was agreed, all other planning considerations were secondary to the return on investment which remains the over-riding requirement today. This is very poor planning.

Consultation with the wider community has been limited, there being none until after the planning proposal received Gateway determination and placed on public exhibition in December 2017, five years after the idea was conceived. It is understandable that the proposal is contentious and why the Department of Planning has asked for your advice.

Approximately 340 submissions were lodged in response to the public exhibition of the proposal. The great majority (exceeding 95%) were objections. Regrettably, LCC took little notice of the community's objections in relation to Scale, Density, Open Space, Overshadowing and Traffic.

LCC is knowingly or otherwise, trying to use SLS as a bank to save the rest of its protected leafy suburb from over development. The consequences of that strategy will impact adversely on the infrastructure and residents of St Leonards, Crows Nest and Wollstonecraft.

LCC has been very active in approving other spot rezoning of residential developments in St Leonards with almost 2,000 apartments recently completed or under construction. The additional 2400 apartments in SLS are not needed to meet their GSC housing targets for 2021 nor probably through to 2030. They are already 38% ahead of the target to 2021. The majority of the residents of SLS will use St Leonards Crows Nest as the place to shop, eat, relax, send their children to school and visit the hospitals. Traffic will be chaotic, infrastructure overtaxed, open space impossibly overcrowded, schools and hospitals particularly RNSH, even more overcrowded than they are at present.

As the public submissions to the PP show, it is too dense, has insufficient open space and is not consistent with the 2036 Draft Plan. Rezoning of the site should not proceed until after the 2036 Plan is finalised. There is no case to support a partial rezoning.

I urge you to recommend to the Department to modify the proposal to deliver:

- Much lower population density;
- Much more open space;
- Requirement to exclude at any time, any overshadowing on Newlands Park;
- Proper engagement with the wider community,
- No influence from vested interests of developers or other land owners

Thank you for your time.

John Hancox
Chair Wollstonecraft Precinct

DRAFT

Attachment "A" – Independent Planning Commission – St Leonards South Planning Proposal

Lane Cove Council – New Residential Apartments in St Leonards as at May 2019

Name & Address	Council	Type of Development	Stage	Storeys (approx.)	No. of Apartments
Unnamed #2 Canberra Avenue	Lane Cove	Residential	Under Construction	Six	30
Embassy Marshall Avenue	Lane Cove	Residential	Completed	29 storeys	219 Tower 52 Low-rise
JQZ 88 Christie Street	Lane Cove	2 Residential towers 1 Commercial tower	Under Construction	3 Towers - 18, 28 and 49 storeys	654
Landmark 500-520 Pacific Hwy	Lane Cove	Commercial (4-6 storeys) Residential	Under Construction	43 storeys	495
Mirvac, St Leonards Square 472-494 Pacific Hwy	Lane Cove	Commercial (2-4 storeys) Residential	Under construction	2 towers 27 and 35 storeys	539
SUBTOTAL					1989
St. Leonards South Planning Proposal River Road, Canberra Ave, Marshall Ave, Park Road (9 Ha)	Lane Cove	Residential	Submitted to Independent Planning Commission for assessment	3 streets of 138 blocks to be rezoned for apartment towers of 8 – 19 storeys	2,400
TOTAL					4389