

Dr Peter Sweeney

Good morning, I am representing those in Eastview St - directly adjacent to the proposed development zone.

We are not asking for special treatment. We are not anti-development. We are simply asking to be treated fairly, with respect, and be allowed the same opportunity to shape the plan as others.

As a member of the Lane Cove community, like every other community member, I expect to be informed and given an opportunity to provide input when there is a significant change to the environment proposed. This simply did not happen in the case of the St Leonards South (SLS) proposal.

From the very inception of this proposal there was evidently an intention to exclude stakeholders who were not within the area subject to benefit by redevelopment. This is on the public record.

Looking at the Timeline slide, you can see just how this proposal has progressed and how little opportunity there has been for genuine broad community input.

Some documentation associated with the SLS suggests that the community is substantially divided on its view of the SLS Proposal, or that there are "*mixed views from the community*". Reports have been published containing phrases such as "*the planning proposal is contentious amongst the community*" and that there is "*Significant community interest both supporting and objecting to the proposal*". In fact there is no substance to support any assertion of such division in the community. A review of the available published submission content for every point during the life of this proposal, since it was effectively disclosed, shows the objections to the proposal have outweighed support many times over.

The only point at which there is any evidence of any significant resident support for this proposal is in the very early days of the conception of this proposal when the details were shared selectively - only with those in the immediate precinct area. Naturally, many of those supporting residents have long since left the area.

Nonetheless a review of the available documents from that early consultation period reveals that there was by no means unanimous support for development from residents within the precinct.

Planning Proposal 25 states that the evaluation of planning options was based on ten principles. The two primary principles cited are zoning density and financial viability.

So it is unsurprising that the outcome was the plan you see before you.

Following this early consultation and development planning period between Council and the residents within the immediate area, a plan was formulated which was then effectively presented as a fait accompli to the community - the Annand plan. The first opportunity for the community outside of this area to comment came in April 2015 when Council held a presentation that was made known to all residents within the proposal area, but very few others. However, this presentation entailed no community consultation whatsoever - it was in fact a presentation of additional distinct unsolicited development proposals. The objective of the presentation appeared to be to present development options that expanded the scope and scale of the Annand proposal.

There was no opportunity or facilitation in this presentation session for any objective discussion on the merits of alternate development pathways in a broad sense. The presentations were very much focused on alternative higher scale development options.

As it became clear to the broader community just what had been pursued by the precinct group, concern levels rose and members of the broader community acted to provide alternate view points to the Council. A petition was prepared and circulated at short notice and quickly attracted over 500 signatures within the weekend just prior to the Council hearing on this proposal in July 2015. This petition was presented to Council prior to the July 2015 hearing. We are still awaiting a response.

Since that time Council has consistently advised that the next opportunity for any community input would be the Gateway Public Exhibition. Unfortunately, this exhibition, scheduled over the 2017/18 Christmas break, comprised a poster show, with very little new information, and critical questions on infrastructure, solar access, transition zones, green space, overshadowing, funding, credible traffic studies and others were not satisfactorily answered. This is clearly evident in the 955 pages of community submissions. Many significant issues remain open. Many gaps remain. Critical questions remain unanswered.

Up to this point I have simply been relaying the facts on the lack of genuine community consultation that has been a characteristic of this proposal since its inception. **You can see further details on the slide.**

In terms of alternatives to the proposal before you, there are many other more visionary, beneficial and intelligent approaches that deserve close consideration. Such alternatives will bring additional benefits to the business community and the community at large, and will provide a style and housing diversity mix that is far better aligned to the demand, location and topology than the Stalin Era buildings that are conceived to maximise population density and developer profits.

No doubt you will have already heard or read about many of these ideas and concepts, or will have the opportunity to review them in the coming weeks.

I say again we are not anti-development - we are pro consensus, pro balance, and pro fair-go.

During more than 20 years in the Greenwich / St Leonards area I have seen many developments take place. Indeed, one particular multi-storey residential development was constructed directly opposite our backyard. We accept that reasonable and appropriately scaled development is beneficial, and necessary for a growing city like Sydney.

What we and many members of the community object to is the complete absence of any meaningful broad community involvement in planning and decision making.

St Leonards South offers a unique opportunity to further the concept of a strategic centre, through the expansion of its health and professional employment hub. The unique location of the St Leonards South precinct also presents an opportunity for considered development of medium density diverse housing to complement the substantial quantity of high rise dwellings **already** in development. Let's not squander this opportunity or waste any more time with a proposal that is not necessary, is not supported, is not fully funded, and will block the execution of far more worthy developments.

We request that the IPC consider recommending re-starting the entire proposal process with a view to incorporating local community input from the outset.

Thank you.

St Leonards South Master Plan - Timeline

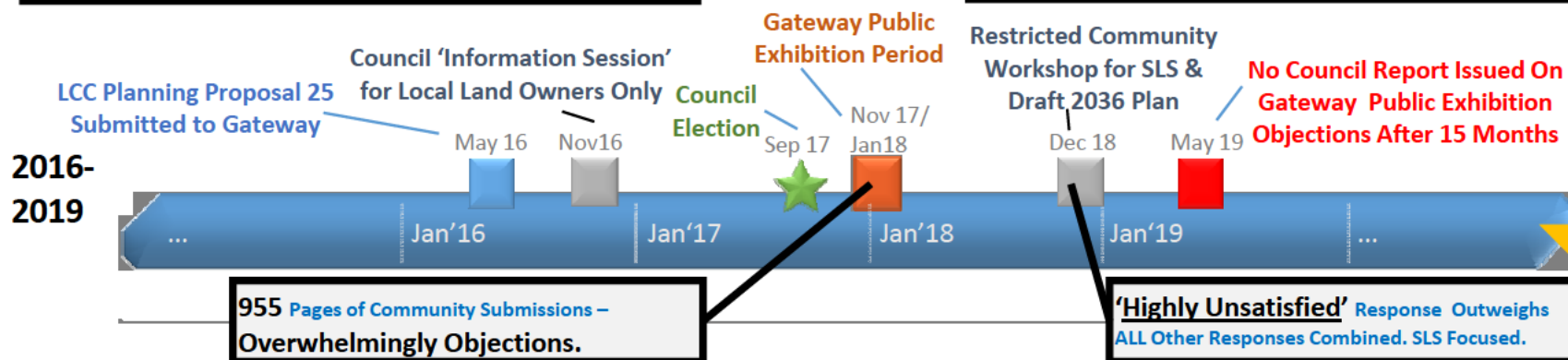
19 May 2019



First Time Many Of Those Outside The Master Plan Boundary Become Aware Of The Proposal

49 Signature Petition was Submitted Requesting Deferral for Community Notification and Consultation
No Council Acknowledgement or Follow Up
 Intentional Restriction on Resident Notification Confirmed
No Council Follow Up
 Broad Consultation Requested by Local Member - Critical.
No Council Follow Up

500 Signature Petition Submitted Requesting Deferral for Community Notification and Consultation
No Council Acknowledgement or Follow Up
 36 Page Community Submissions Document - Predominantly Objections - Not Incorporated In Proposal
Not Included in Gateway Submission. No Further Consultation Initiated by Council.



955 Pages of Community Submissions - **Overwhelmingly Objections.**

'Highly Unsatisfied' Response Outweighs ALL Other Responses Combined. SLS Focused.

NO Significant Rethinking of the SLS Proposal Has Been Presented Over This Period.