

**ADDRESS**  
**TO**  
**INDEPENDENT PLANNING COMMISSION HEARING**  
**INTO**  
**ST LEONARD SOUTH PROPOSAL**  
**20 May 2019**

My name is Sue Wadley. I live in [REDACTED] just three streets away from the proposed St Leonards South development. My home and my neighbourhood, within North Sydney Municipality, will be significantly impacted by this development if it goes ahead, and yet, the Lane Cove Council has never informed us about it. The Lane Cove Council has never consulted us about it.

In fact, no one has ever asked how it will impact us, until now. So I acknowledge and thank the Commission for this opportunity to speak today.

I echo the concerns expressed by previous speakers about density – the potential for around 5,000 people living adjacent to our neighbourhood, where 400 once lived. I echo the concerns about the horrendous traffic that will result, the lack of meaningful open space and infrastructure, the loss of liveability and the loss of sunlight. But I don't want to waste the Commission's time by repeating those concerns at length.

Rather, I want to expand on what the previous speaker, John Southwood, said about the investment by developers in the St Leonards South area.

The fact that developers bought land at the peak of the market, and paid 3- 4 times the then un-rezoned market value for the land, should not be allowed to influence the decisions on the St Leonards South proposal, in any way. In particular, it should have no bearing on increased height and density developers may seek, to recoup any potential losses. They speculated at their own risk.

However, there is a deeply held fear and concern in our community, that because developers have invested over half a billion dollars in acquiring the land within these few suburban blocks - actively engaging with the Lane Cove Council before any rezoning - that this proposal will go ahead regardless of the outcry from the community. We fear that the bulldozers will effectively "roll over the top of the community", because of this engagement by Lane Cove Council.

We fear the Council will feel obliged to acquiesce to the developers' proposals .

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Lane Cove Council Mayor, Pam Palmer, reportedly <sup>said</sup> told a meeting of the Greenwich Community Association that if the St Leonards South proposal is cancelled, "there will be consequences".

The community is therefore extremely concerned Council will acquiesce because of the potential for legal action against them.

We're also concerned Council will acquiesce because this is a once-in-a-generation opportunity to impose thousands of people on a small pocket of land, sacrificing this area to protect the rest of Lane Cove Council's leafy, lower density catchment area – in effect to 'future-proof' it against further State Government housing targets.

I want to finish by saying that our community is exhausted. We're exhausted by the unrelenting struggle to save our community from the rapacious development destroying St Leonards and threatening Crows Nest.

While I understand your remit is to examine the St Leonards South proposal, I believe this must not be done in isolation of what's happening around it.

5,000 people in St Leonards South will be added to the approximately 12,000 people planned for the St Leonards and Crows Nest precinct, as currently identified in the Draft 2036 Plan.

These people, many of whom will be living in 30,40, 50 and 60 storey towers, will all be trying to utilize the miniscule open space and inadequate infrastructure, making what was once a desirable, livable community a nightmare in which to live.

I urge the Commission to reject the St Leonards South proposal.