

26 November, 2018

Malcolm McDonald
Director Urban Renewal
Department of Planning
Sydney 2000
Email: Malcolm.McDonald@planning.nsw.gov.au

Dear Sir,

RE: St. Leonards/Crows Nest (Including St. Leonards South) Development Plan

We strongly object to the development proposed for the above area and in particular the building of multistorey (40+storeys) apartment blocks without provision for cars. Has any thought been given in this development to the environment, such as occurred for the Olympics and the building of Newington. We think that you are building the slums of the future. We have many objections but have divided them into main groups in an effort to keep this letter short.

Infrastructure: Insufficient planning has been made for any of the following infrastructure:

- Water and Sewerage – the pipes in this area are very old and all need to be upgraded. The system will also have to cater for a much larger population.
- Schools – the local primary schools already have a large number of temporary classrooms. The recently opened Cammeraygal High School is only commissioned to approximately Year 10 and is opening Years 11 in 2019. This public high school is the only one in this area, that is not selective, and is not planned for the number of students that this development will bring.
- Roads – the roads in this area are already totally gridlocked in rush hours and very busy at other times.
- Health – This area is close to the Royal North Shore Hospital (RNSH), which is already bursting at the seams; is the tertiary hospital for the whole of Northern Sydney; and a State-wide service for a number of special services. RNSH does not need to be filled with minor health ailments!!! This hospital is not only going to have increased use because of the population but also because of the health issues listed below.
- Emergency access and evacuation

- Public Transport – already overloaded and full at any time day or night, coupled with the fact that many of the dwellings have no garaging or parking.
- Shopping

Environment: Built environments, such as this, change the environment:

- Built environments act as heat islands altering the climate in the surrounding area.
- Energy usage – energy use is increased in multistorey blocks because of lifts, clothes drying, heating and cooling, lighting, to mention a few.
- Overshadowing and lack of fresh air and daylight.
- Lack or very small balconies on which washing is dried because there is nowhere else
- Access for the disabled
- Bike tracks and pedestrian ways – there seem to be no plans for any of these.
- No provision for gyms or swimming pools within the developments so that people can exercise.
- Problems with Health from living in high rise are documented and include isolation, suicide, communicable diseases spread rapidly, accidental falls, survival in an emergency (Grenfell Tower Disaster) odours which pervade the building and fitness.

Greenspace: This is of environmental concern and deserves a special mention because it is being greatly reduced in the current plan:

- There is very little planned and it will be considerably reduced
- All the front and back yards, which are there now, will be gone. There should be provision for a large park equivalent in size to all these yards.
- Many developers seem to be using the same bit of greenspace (Gore Creek Oval and Newman Park) to meet their ratios. Do they have any ratios these days?

We strongly oppose this development in its current form. It is now almost universally recognized that Sydney has become over-crowded. Also, we have noticed that in the area of the St. Leonard's South Development, which is not approved yet, many properties have been sold and left to become derelict. We are informed that they have been purchased by developers. Is there an agenda here? Is money changing hands to ensure approval of this development?

Yours sincerely,



Michael and Susan Buchanan

