

[REDACTED]
[REDACTED]
[REDACTED] Pacific Highway
St Leonards
NSW 2066
Mobile: [REDACTED]
[REDACTED]

30th January 2024.

The Manager,
NSW Department of Planning and Environment
Sydney.

Re: Objection to the Telstra Exchange Site, St Leonards SSD-35631707 EXH-67004213

Dear Sir/Madam,

I object to this application for the Telstra Exchange Site, St Leonards SSD-35631707 EXH-67004213.

This development application does not take into account the Lane Cove Councils planning requirements.

This proposed development does not consider liveability, social cohesion, neighbourhood resilience, protection from shadowing and provision of public amenities. All new developments should have separation between buildings and have to include green space or a recreational precinct. The loss of views and sunlight for my unit 1913 is of major concern, as is how close to my terrace the new building will be, taking away all the privacy that I currently have. The proposed height (43 Storey) and size of this development is also of major concern. This area of St Leonards currently has major wind tunnelling issues. This proposed development takes no consideration of any of these issues.

The proposed building development covers the entire site and does not provide any **public** green space or a public recreational precinct as is currently a requirement of the Lane Cove Council.

The NSW State Government has not undertaken a major vehicular traffic study in the North Sydney, Crows Nest & St Leonards areas in many years. The last study having been undertaken in 2013. The only detailed studies undertaken relate to cyclists and pedestrians. No new developments for the area should be approved by the NSW State Government or Councils until such time as a detailed study is undertaken by the Government concerning the current vehicular traffic congestion, traffic flows and parking. The Pacific Highway in this area is currently extremely congested at peak times with insufficient access to and from existing developments. The study on traffic flows included in the documents cannot be considered as relevant. Nicholson &

Oxley Streets are already congested and cannot cope with the additional projected traffic. The data used in the traffic study is out of date, not taking into account the 4 latest developments on the Lane Cove side of St Leonards, of The Jackson (Units-311, residents-650), William Tower (Units-242, residents-480), Landmark (units-432, Residents-1030) and 88 Christie St (units-637, Residents-1,710). That is an additional 3,870 residents using the vehicular access in Nickolson St since the 2013 traffic study was completed. All these building only have Oxley St for vehicular access out of the area. The addition vehicular congestion this development will bring to the area during construction and on completion will cause further delays to all existing residents.

At the Landmark we have had to provide 7 delivery parking spaces for couriers and service vehicles. This proposed development has not taken deliveries to the building into consideration. There is currently insufficient loading dock parking for delivery drivers. The street parking is currently fully utilised during the day and the lack of sufficient loading dock parking will cause couriers and delivery drivers to double park in Christie Street causing even further traffic congestion. Furthermore, the proposed building has 48 carparks with the only access to these carparks being by 2 stackers/lifts which will cause back up congestion on Christie St and the Pacific Highway during peak times.

St Leonards has three councils governing this area and is one of the most densely populated areas in New South Wales. St Leonards lacks greenspace, overall nature, public amenities, particularly when compared to most of its neighbouring suburbs. This proposed development does nothing to address this.

The following developments are currently proposed for this St Leonards Area.

- I. 448-456 Pacific Highway (42 Storey)
- II. 524-542 Pacific Highway (42 Storey, with this proposed development only set to cause further congestion with the only entrance and exit to the carparking being from Christie St via 2 lifts as the parking will be situated above the existing Telstra infrastructure. This will cause major addition congestion for Christie St and Pacific Highway).
- III. 601 Pacific Highway (42 Storey)
- IV. 617-621 Pacific Highway (43 Storey) new application to 50 Stories.
- V. 100 Christie St (39 Storey) It was noted that this development was actually in the North Sydney Area.
- VI. 29-57 Christie St. (Planned height unknown at the current time)
- VII. 46-52 Nicholson St (29 Storey)
- VIII. 655-657 Pacific Highway
- IX. North Shore Hospital Site development of Herbert St.

I am very concerned at the St Leonards major construction congestion once these developments all commence, any road closures (in Christie and Nicholson St's) during construction along with construction noise and dust issues.

I am not against new development for St Leonards; however this proposed development does not consider liveability, social cohesion, neighbourhood resilience, protection from shadowing and provision of public amenities or green space.

Regards

