

[REDACTED]

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**From:** Department of Planning Housing and Infrastructure  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Wednesday, 31 January 2024 1:30 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox  
**Cc:** DPE Metro Central and North Mailbox  
**Subject:** Webform submission from: St Leonards Telstra Exchange

Submitted on Wed, 31/01/2024 - 13:29

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2065

**Please provide your view on the project**

I object to it

**Submission**

This development goes well beyond the Lane Cove local planning requirements. Some Landmark residents are also extremely concerned by the significant loss of views, sunlight, and shadowing.

St Leonards is one of the most densely populated areas in New South Wales. The area also suffers from extremely heavy traffic flows, overburdened services, and a lot of construction noise due to ongoing development. It is lacking in greenspace, overall nature, public amenities, particularly when compared to most of its neighbouring suburbs.

Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some that go totally against local planning and residents' values and wishes.

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 sunlight, that will occur due to the proposed height (43 Storey) and size of this development is of major concern. The local area of this proposed development currently has major wind tunnelling issues. This proposed development takes no consideration of any of these issues.

The proposed building covers the entire site.

The proposed building and application documents do not provide any public green space or a public recreational precinct.

There is 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.

The double stackers to service the proposed 48 carparks will cause back up congestion on Christie St and the Pacific Highway during peak times.

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 Nicholson St since the 2013 traffic study was completed. All these buildings only have Oxley St for vehicular access out of the area. The additional vehicular congestion this development will bring to the area during construction and on completion will cause further delays to all existing residents.

We are 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 agree to the above statement**

Yes