

Dear Sir/Madam,

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

On behalf of The Owners – Strata Plan No. 102041 (411 residential lots), I am writing to formally object to the development application for the Telstra Exchange Site in St Leonards (SSD-35631707 EXH-67004213). Our collective concerns are rooted in several critical issues that necessitate thorough consideration.

First and foremost, we assert that the current application does not adequately adhere to Lane Cove Council's planning requirements. Of particular concern is the apparent oversight regarding liveability, social cohesion, and neighborhood resilience. The anticipated impact on the views and sunlight to many apartments is alarming, as is the encroachment on the privacy afforded by the existing layout.

The proposed height of 43 storeys and the overall size of the development are sources of significant apprehension, especially given the pre-existing wind tunnelling issues in the area. The absence of provisions for green space or a recreational precinct within the development is a notable omission, and it directly contradicts the stipulated requirements set by Lane Cove Council.

It is worth noting that the development seems to cover the entire site without allocating space for public greenery or recreational amenities, contravening the existing guidelines set by the Lane Cove Council.

Additionally, and most importantly, the objection from The Owners – Strata Plan No. 102041 extends to concerns about traffic management. The lack of recent vehicular traffic studies by the NSW State Government in the North Sydney, Crows Nest, and St Leonards areas is a considerable gap in the evaluation process. The outdated data used in the current traffic study fails to account for the substantial increase in residents due to recent developments, exacerbating existing congestion issues on Nicholson and Oxley Streets.

The potential ramifications of this development on traffic flows, parking, and delivery access have not been sufficiently addressed. The inadequacy of loading dock parking and the proposed use of stackers/lifts for accessing the carparks pose additional challenges, likely contributing to congestion on Christie Street and the Pacific Highway during peak times.

St Leonards is already one of the most densely populated areas in New South Wales, and it lacks in green space and public amenities compared to neighboring suburbs. The proposed development, along with several others in the pipeline, exacerbates these issues without offering viable solutions.

We implore the planning authorities to give earnest consideration to these objections, acknowledging that they represent a collective voice on behalf of the Owners Corporation. The concerns encompass a spectrum of issues, from aesthetic and

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