From:	Department of Planning Housing and Infrastructure <noreply@feedback.planningportal.nsw.gov.au>
Sent:	Friday, 2 February 2024 11:34 AM
To:	DPE PS ePlanning Exhibitions Mailbox
Cc:	DPE Metro Central and North Mailbox
Subject:	Webform submission from: St Leonards Telstra Exchange

Submitted on Fri, 02/02/2024 - 11:33

Submitted by: Anonymous

Submitted values are:

Submission Type
I am making a personal submission

Name

First name
████

Last name
████

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

Info

Email
████████████████

Suburb/Town & Postcode
St Leonards 2065

Please provide your view on the project
I object to it

Submission
Dear Sir/Madam,

I strongly object this development, with the following points

1, The existing roads will not have the capacity to allow the additional traffic
The Transportation Assessment is overly simplified

a. Christie Street is an one-way street (towards South), and Pacific Hwy does not allow right turn when driving from

West towards East, therefore the only method to drive into this new building will be turn left from Pacific Hwy (drive from East towards West). This new building will surely create significant congestion at the corner of Pacific Hwy and Christie Street

b. Further to above, for anyone driving from West and want to get into this build, they will need to find a way turnaround to be facing the West, and the only reasonable way is to utilise other small roads around Crows Nest (e.g. Albany Street), and that will increase the traffic & congestion in Crows Nest

c. The footpath around the corner on both Pacific Hwy and Christie Street are quite narrow and are already crowded most of the time with people waiting to cross both streets. With more car and people coming in and out from the new building it is creating road safety risk.

d. Vehicles coming out from the new building will have to turn left into Nicholson Street then Oxley Street in order to go out to Pacific Hwy, this is only option for all buildings in the area, both streets are quite busy already, any small blockage will cause major traffic issue.
There are 2 large residential buildings and a Council parking with car park entry on Nicholson Street already, hard to imagine how it will cope with another volume of another residential building

e. Heavy machines and trucks in & out the building site during construction will have severe impact to local residents movement, and this is for an extensive period

2. Visual & Privacy Impact to Landmark Building (500 Pacific Highway)

a. The Visual Impact Assessment provided comments for 2 Atchison Street, 10 Atchison Street and 1 Sergeant lane, however (unreasonable) it does not have assessment for building most immediately next to it being the Landmark building.
This report is totally meaningless and unacceptable

b. From the Architectural Design and Visual Impact Assessment, you will notice while there is a small gap from level 9 upward between the new building and Landmark, from ground floor to level 8 they are almost stick to each other, it is blocking most of view from Landmark, and also creates significant privacy and safety concern to the residents in the Landmark

3, There is no public benefit

a. Not only it will have significant negative impact to residents around the area, the residents in this new building will also not able to enjoy the live with over crowded footpath and inconvenience traffic, this is a loss to all situation

b. Council should consider converting this site to be an open public place with some green land for community activities, make it an attractive and pleasant entrance to the Southern side of Land Cove from Pacific Hwy

c. There are multiple developments proposed along Nicholson Street, this new building will not provide any better benefit compared any of those sites. On the other side, adding this new building will negatively impact the traffic and livability of any future development and making the whole area less attractive

Thank you for reading through, your consideration is much appreciated

I agree to the above statement
Yes