

[REDACTED]

From: Department of Planning Housing and Infrastructure
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Monday, 5 February 2024 12:44 PM
To: DPE PS ePlanning Exhibitions Mailbox
Cc: DPE Metro Central and North Mailbox
Subject: Webform submission from: St Leonards Telstra Exchange

Submitted on Mon, 05/02/2024 - 12:43

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

Wollstonecraft 2065

Please provide your view on the project

I object to it

Submission

I have no issue with a redevelopment of the site, however the current proposal does not seem to be in the best interests of local residents or the council, and heavily favours the developer.

10 key worker housing units (over only 15 years) and a modest contribution to the council for unspecified "local infrastructure" purposes is not adequate compensation for a huge increase in the height limit and other challenges that will be brought by this development.

As a resident living within a few blocks of the proposed development, my concerns are:

1. Traffic in the local area - the only way out of this area (Christie, Nicholson, Oxley & Lithgow streets) are the traffic lights at the intersection of Oxley St and the Pacific Highway. This is already becoming a highly congested area in morning and evening peak hours, and on weekends, since the 88 development opened last year. There can be a long queue of cars down Oxley St waiting to turn right on the highway, and cars coming out of Nicholson St block other lanes. More cars being introduced to this area, and more people crossing the highway at Oxley St to use the Metro station will make this issue worse. I suggest either opening up the Christie St intersection with the Pacific Highway to outgoing traffic, or making the traffic lights at the Oxley St intersection flash green for far longer.

2. 10 key worker housing units is a miniscule number given the size of this development and the requirement for many more key workers in the area given the huge increase in population. The number of key worker housing units should be a far greater percentage of the total development, and the 15 year limit on these should be scrapped, otherwise what is the long term plan for these workers?

3. As someone who walks through Christie St and the Pacific Highway each day, the wind tunnel effect is already extremely unpleasant. This has been made worse in recent times by the 88 development, and the proposed development will make this worse again. This is an issue which needs a much better solution.

I agree to the above statement

Yes