

[REDACTED]

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**From:** Department of Planning Housing and Infrastructure  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Thursday, 22 February 2024 12:51 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox  
**Cc:** DPE Metro Central and North Mailbox  
**Subject:** Webform submission from: St Leonards Telstra Exchange

Submitted on Thu, 22/02/2024 - 12:50

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**

Given the type of projects approved and extensive rezoning being planned for the St Leonards/ Crows Nest and North Sydney areas, I am constrained to write to you to express my deep concern for the same.

It appears that the short sighted mindset seems to be that this kind of rezoning "revitalises" the area and provides "affordable" housing for residents. As a resident for over 6 years, I understand how further the same is from the truth. If one were to set aside biases against residents being against development, one would be able to see that residents are not against development but mindlessness. As someone who has not been able to afford even an apartment despite being in high income household, I understand that even the excessive supply of high rise has not

made housing any more affordable. Not to forget, these high rise are extremely unattractive from the stand point of risk of defects, liveability and environmental impact of the same. High rise are often grotesque and dangerous in case of fire. Government should seriously consider interests of residents rather than try and impose its views on them. We have not seen governments being serious about its own duties like providing necessary infrastructure and protection to buyers. Moreover, these new building extensively use glass with high costs of heating/ cooling and maintenance. It would be better if Government seriously considered building low/ medium density mixed use buildings with sustainable materials. Building should be made to last and spread evenly rather than grotesque towers concentrated in a few suburbs. There is enough research available on how low density buildings are much more environment and resident friendly than high rise builds (pls see work of Street Level Australia in this regard)

Thank you for your time

**I agree to the above statement**

Yes