

[REDACTED] 500
Pacific Highway
St Leonards
Nsw 2065
Mobile [REDACTED]
[REDACTED]
23rd February 2024

The manager
New South Wales
Department of planning & environment,
Sydney

I hope this letter finds you well, I am writing to bring to your attention my objections & concerns to the proposed Telstra Building application in St Leonards. SSD- 3563170 EXH- 67004213

I would like to express my deep objections and concerns regarding the proximity of the structure being constructed adjacent to my residence. The implications of its closeness, have become a source of significant distress to me. The proximity of the structure raises several troubling consequences for my living situation. These include Financial loss, loss of Panoramic views, loss of direct sunlight, loss of natural light, loss of privacy, loss of living standard and increased noise levels. The impact of these consequences on my daily life and well-being cannot be overstated

Obstruction of view

As a recent purchaser of the property, the primary attractions was the stunning panoramic views of the landscape and ample afternoon sunlight that streams into my apartment and living spaces, including my large balcony. I am currently fortunate to have a balcony that offers a scenic view that showcases the natural beauty and picturesque surroundings of the area including the Blue Mountains. However, the construction of the new building next door is set to totally obstruct these views, diminishing the appeal and value to my property. In addition to the practical implications, the loss of afternoon sunlight will deeply affect my personal enjoyment of the property. One of the simple pleasures I cherish is sitting on my balcony and watching the beautiful sunsets that grace our neighbourhood each evening.

I understand the need for development, but I urge to council to consider the impact on existing residents like myself who have invested in properties with specific amenities, such as totally obstructing the views.

Privacy and Financial loss

As a long term resident invested in the well-being and vibrancy of our community, I value my privacy, peace and tranquility of my home, both of which are at risk of being significantly compromised by the very close proximity of the proposed development,

The construction of such a tall structure directly next door would undoubtedly lead to an invasion of my visual and acoustic privacy with potential overlook into my living and bedroom spaces. It will be having an adverse affect on my living conditions, this intrusion not only undermines the enjoyment of the property, also raises legitimate financial and security concerns I kindly request that the council explore alternative solutions or mitigating measures to preserve the views for residence like myself.

Overshadowing sunlight

I would like to address the overshadowing that will be caused by the new construction, as all bedrooms and living areas face west I will have no sunlight exposure, forcing me to be living in darkness and cold, which will definitely decrease my comfort of living this will also increase my usage of electricity, particularly for heating due to the reduced warmth in my apartment caused by the shading affect of the new building, this will increase reliance on electrical heating, and will not only impacts my monthly utility bills, but will raise environmental concerns due to the associated carbon emissions, the construction will not only impact the aesthetic appeal of my property, but will also have implications of my well-being and quality of life. Natural light is essential for both physical and mental health and it's reduction will leave me deprived and restricted within my own space. In addition to the practical implications, the loss of afternoon sunlight also will deeply affect my personal enjoyment of the property.

Exceeding the height limit

The Telstra exchange site would exceed the current maximum height limit overshadowing the new hope building Towering over my Apartment

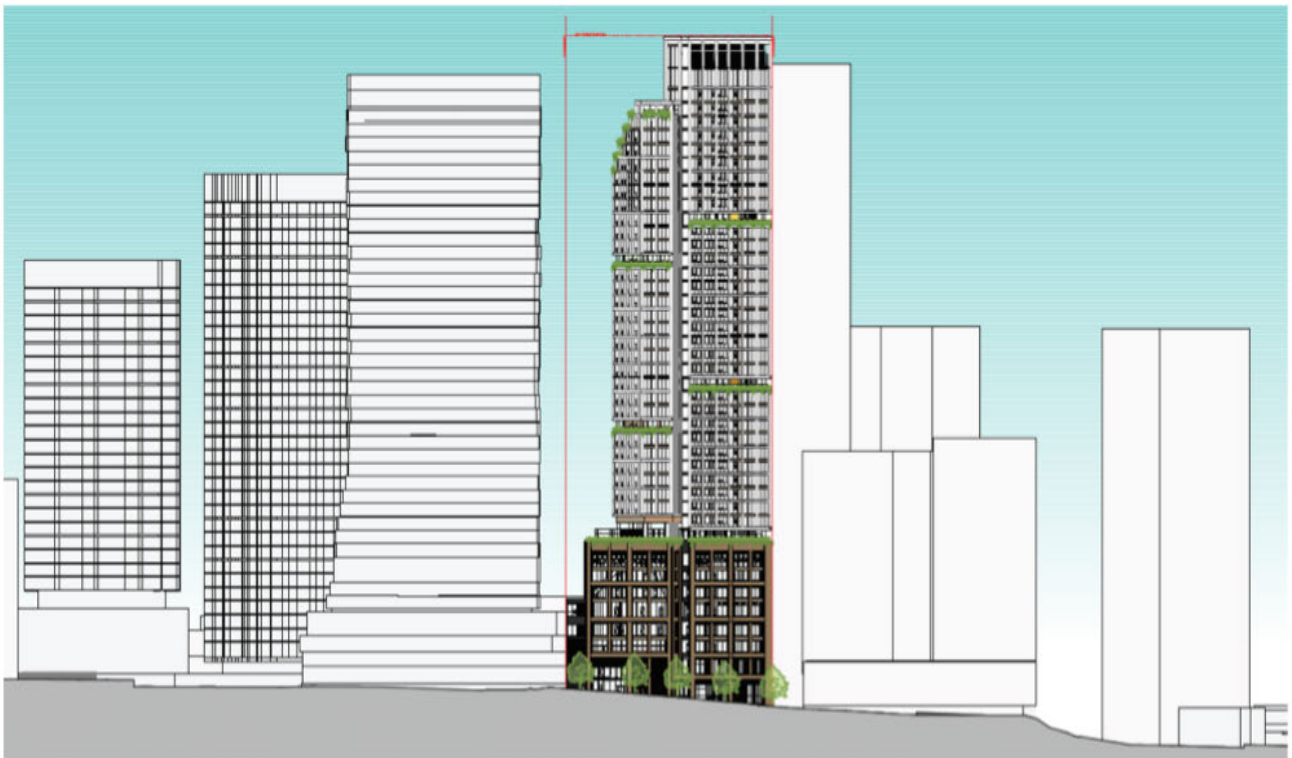


Figure 5: Proposed built form (DKO Architects, 2023)

Non-residential floorspace ratio

The application proposed does not comply with non-residential floorspace ratio as council requirements 4.1 FSR SLCN2035

On site, Parking

As you may be aware, the new high-rise apartment building next door accommodates approximately 282 dwellings. However the application only allows for a total of 48 car spaces. The breakdown consists of only 28 spaces for residential and 19 for service department and one car share space. That means most of the residents within the building will be without an on-site car space. This is significantly lower than what is specified in the Lane Cove DCP, for a commercial or purely build to sell development.

This will manifest in several concerning ways. Street parking in the surrounding areas will become increasingly congested and making it difficult for residents and visitors to find parking spaces. This will not only inconvenience local residence, but will also post safety hazards as parked vehicles encroach the sidewalks and impact traffic flow. Furthermore, the lack of adequate parking options will be led to heightened tensions among residents as competition for limited parking spaces, intensifies. This has the potential to escalate into disputes and conflicts within the community, further, undermining the quality of life for all residents involved

Wind tunnelling

I have concerns regarding the proposed construction of high-rise buildings in close proximity to each other. I am troubled by the consequences of the structure being constructed adjacent to my residence, the implications of its closeness have become a source of significant distress, particularly the creation of wind tunnels. The close proximity of the high-rise building could result in the formation of wind tunnels, where strong and unpredictable winds are funneled between the structures, this phenomenon poses several significant concerns for both residents and the surrounding environment, potentially hazardous conditions for the pedestrians in the area. Strong gusts of wind can make it difficult to walk safely particularly for children, the elderly and individuals with mobility challenges. Additionally, the sudden and unprecedented nature of these wind patterns increase the high risk of accidents and injuries. Furthermore, the wind tunnels could also have an adverse effect on the surrounding environment. The increase of wind speeds can lead to accelerated oration of nearby vegetation and soil, as well as damage to property and infrastructure. Additionally, the noise generated by the wind as it passes through the narrow spaces between buildings can be disruptive to residents and wildlife alike

Machinery on rooftop

The installation of machinery on the roof top of the high-rise building poses a number of Environmental and safety concerns with potential risks and disturbances to the surrounding community. Firstly, there is the concerns of noise pollution generated by the operation of these machines, particularly if they are in use early morning or late evening hours, excessive noise can significantly disrupt the peace and quiet of a residential neighbourhood, affecting the quality of life for all residents

Secondly, there is concerns of vibration generated by the machinery again, particularly if they are in use early morning or late evenings or through the night

I have concerns about the environmental consideration and has that been taken into account such as the potential emissions and pollutants released by the machinery Without proper safeguards and mitigation measures, these omissions could contribute to air and water pollution impacting the health and well-being of the residents and the Surrounding ecosystems

I respectfully request that the council conduct a thorough review of the machinery installed on the roof top of the high-rise building to ensure appropriate measures are in place to address Any potential risks or disturbances to the community. This may include enforcing noise regulations implementing safety guidelines on rooftop equipment and monitoring environmental impacts.

Public green space

The lack of public green space provided as part of the development is quite concerning as this is a current requirement of the Lane Cove Council. As a resident who values access to outdoor areas for recreation and relaxation, I'm deeply concerned and disappointed by the failure to include public green ground space within the high-rise building project, public green spaces play a crucial role of enhancing, the quality of life for residence, providing opportunities for outdoor activities, socialisation and connection with nature. Their absence in this development, deprives our community of valuable resources that control health and well-being. Furthermore, the lack of public green spaces exacerbates existing challenges related to urbanisation, including limited access to nature, increased urban heat island effect, and decreased biodiversity. Without adequate green space, residents are deprived of opportunities to enjoy the benefits of nature within our environment.

I urge the council to address this issue to ensure the public green space is provided, additionally I encourage the council to engage with the community to identify suitable locations for public green space within our neighbourhood and prioritise the preservation and enhancement of existing green areas

I wanted to take a moment to express my sincere gratitude for the time and consideration you dedicated to reviewing my objections and concerns regarding Telstra Building application in St Leonards. SSD- 3563170 EXH- 67004213 your attention to detail and commitment to addressing community feedback are truly commendable I appreciate the opportunity to voice my opinions and contribute to the decision-making process. It's reassuring to know that our local council values, transparency and activity engages with its residents. Thank you once again for your time and diligence, I look forward to seeing the outcome of your deliberations and remain hopeful for a positive resolution.

