

[REDACTED] 500  
Pacific Highway  
St Leonards  
2065  
[REDACTED]

The Manager  
Nsw Departement of Planning and environment, Sydney

Objection Re: Telstra Building application in St Leonards. SSD- 3563170 EXH- 67004213

Dear Manager, I trust you're doing well and enjoying a productive day. I would like to state my objections to the Telstra building applications and introduce myself  
My name is Stacey Vergines, I have purchased and live in an apartment facing west in the landmark adjacent to the proposed Telstra building. I have searched extensively and thoroughly for my exquisite apartment, finally, I found the landmark which was quite expensive but definitely worth the price with such beautiful views

I would like to express my deepest objections regarding the structure being constructed adjacent to my apartment. I feel this development application has not taken into account The Lane Cove councils planning requirements

The proposed building does not provide any separation between buildings to have any green space, or public areas. Please note incorporating green spaces and public areas into high-rise developments helps mitigate the urban heat island effect by providing shade, reducing surface temperatures, and improving air quality. Trees and vegetation absorb carbon dioxide, release, oxygen and filter pollutants contributing to the healthier urban environment. Well designed green spaces enhances the visual appeal and softens the urban landscape and creates a more attractive environment for residents and visitors alike

The Proposed building will accommodate approximately 282 dwellings with a limited amount of On-site parking, 48 cars to be exact with limited delivery allocation space. This is significantly lower than what is specified in the Lane Cove DCP .

The 48 car allocation will be driven by a mechanical vehicle stacker which will create noise and pollution. This is a major concern being so close to my apartment operating 24 hours seven days a week.

Nicholson and Oxley Street is already congested during peak hour and cannot cope with the current traffic flow let alone adding more vehicles into the gridlock. A transport impact suitability assessment has not been prepared, and should be submitted to Lane Cove Council prior to any approvals being submitted

Furthermore, I would Appreciate regular updates on the progress of the transport, impact, study and any subsequent actions taken by the council or relevant authorities

The proposed building so close to the landmark will create excessive wind tunnelling and whistling noise. I have experienced high winds in the area and having a building erected adjacent to the landmark will create excessive noise and wind speeds. This would be impossible to cope with that night, trying to sleep, and would reduce my quality of life in the apartment this would also restrict any enjoyment or usage I would have of my balconies restricting the ability to place any furniture or plants on my balcony

The building next door is proposed to be built with no setbacks, it's been built directly on the boundaries again, against Lane Cove councils requirements. An 8 story Street wall is Proposed and if permitted would look terrible along the street scape

The development next door does not consider the livability of my apartment. The height and close proximity would tower over the landmark, overshadowing my apartment. I would be losing all direct afternoon sunlight, which would decrease the temperature of my apartment especially in winter, forcing me to use air conditioning and other heating methods on a daily basis, causing my monthly utility bills to increase, and also would be increasing carbon emissions in the environment. The loss of direct sunlight will definitely decrease my comfort of living and well-being

As I have explained earlier I have searched extensively and thoroughly for my exquisite apartment, finally, I found the landmark which was quite expensive but definitely worth the price with such beautiful views. If the proposed building is approved I will lose my beautiful views overlooking the Blue Mountains and lose enjoying the beautiful sunsets in the evenings that I have paid so much for, these were the main attractions for me purchasing this apartment. Please note I would be facing a building only metres away from my balcony

Privacy would be zero with my living and bedrooms facing west the proposed building would be looking into all my bedrooms and living areas affecting the comfort of my home

In closing, I would like to thank you for your time and attention in this submission

