

500  
Pacific Highway  
St Leonards  
2065

25<sup>th</sup> February 2024

Minister for planning and public spaces  
New South Wales Department of planning and environment, Sydney

I hope this letter finds you well, I am writing to Formally lodge an objection to the building submission recently made to the council regarding the proposed Telstra Building application in St Leonards. SSD- 3563170 EXH- 67004213

I would like to express my deep objections 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

Loss of privacy,

Traffic & on street parking,

Loss of direct sunlight,

Loss of natural light,

Overshadowing,

Wind Tunnelling

Loss of Panoramic views,

Loss of living standard,

Increased noise levels.

Financial loss,

The impact of these consequences on my daily life and well-being cannot be overstated

I am writing to express my deep objections regarding the construction of the Telstra high-rise building adjacent to my property at 500 Pacific Highway Saint Leonards. As a neighbouring resident I have great concerns arising from this development, particularly significant financial losses, impacting myself and others in the building.

## **Privacy**

My Objections regarding privacy issues stemming from the proposed building development adjacent to my property. As a resident in the apartment directly next door to the proposed Telstra building I deeply object to the development and potential impact this development will have on my privacy and quality of life.

The proposed building as outlined in the development application pose an imminent threat to the privacy and well-being of myself, my family and fellow residents in the Landmark. The construction will overlook my apartment and balcony, but most importantly, my three bedrooms and living areas, raising significant apprehensions about the invasion of privacy to myself and my family. This intrusion into our personal space is deeply distressing and compromises our sense of security and comfort within our own home.

## **Traffic and on street parking**

With only 48 onsite car parking spaces allocated for approximately 282 dwellings. I am increasingly concerned about the functionality and tractability of the car stacker system proposed. The implication of the car stacker system for such a large number of dwellings raises, several significant issues, including

### **1. Reliability**

There are concerns about the reliability of the car, stacker system, including potential, malfunctions, or breakdowns that could inconvenience residence and compromise their ability to access the vehicles promptly also forcing them to park on nearby streets and Footpaths

### **2. Accessibility**

The accessibility of the car stacker system may pose challenges for residents, particularly those with mobility issues or disabilities, who may find it difficult to navigate the system or access their vehicles efficiently.

### **3. Capacity**

The allocated 48 car spaces may not be sufficient to meet the parking needs for all the residents in the complex with 282 dwellings. The limited capacity could result in increased competition for parking spaces and inconvenience the residents

### **4. Safety**

There are safety concerns associated with the use of car stackers, including risks of accidents or injuries during operation, Ensuring the safety of the residents and their vehicles should be a top priority in any parking solution

## **Loss of direct sunlight and overshadowing Increased, electricity cost**

The Telstra building, as outlined in the development application is positioned directly next door to my residence (Only metres away) rising, significant apprehensions about the adverse effects of losing afternoon direct sunlight. The height and orientation of the proposed structure will obstruct the afternoon sun, and reduce the temperature that I currently enjoy on a daily basis, Direct sunlight plays a crucial role in maintaining the health and well-being of residence, providing natural light and warmth that contributes to the comfortable living environment. The prospect of losing direct sunlight due to overshadowing from the proposed high-rise is deeply concerning and could have far-reaching implications for my quality of life and livability of my residents.

My electricity usage, cost and reliance on heating, ventilation and air conditioning systems will increase resulting from overshadowing caused by the proposed development adjacent to my residence.

As a resident directly impacted by this development I am deeply concerned about the adverse effects of heightened energy consumption on both the environment and the financial well-being of residences also, affecting greenhouse emissions

## **Wind Tunnelling**

I am writing to express my urgent concerns regarding the proposed high-rise development adjacent to my residence and its potential to create wind tunnelling, posing risks to the safety and well-being of myself and fellow residents. The proposed high-rise apartment as detailed in the development application raises significant apprehension about the creation of wind tunnels due to height, orientation, and close proximity to our existing residence. Wind channelling can lead to increased, wind, speeds, and turbulence in the surrounding areas, posing safety hazards and compromising the comfort and livability of nearby properties.

Noise pollution from wind turbulence between buildings poses a significant threat to the quality of life and livability of our community, also take into account, the noise pollution while trying to sleep at night. It is imperative that the council takes proactive measures to address this issue and protect the health and well-being of residence in the planning and approval of new developments.

## **Loss of Views**

As a resident directly affected by this proposed development, I am deeply troubled by the prospect of losing views that contribute significantly to the enjoyment and value of my property, the proposed high-rise development. Will obstruct my panoramic views overlooking the Blue Mountains to my west and north east towards Kuring-gai, chase National Park from my residence. It will also obstruct all the afternoon sunset that I constantly enjoy.

I respectfully urge the council to consider the following points in their assessment of the proposed development

### **View Impact Assessment**

1. Conducting a thorough review impact assessment to evaluate potential loss of use for neighbouring properties resulting for the proposed high-rise development.

## 2. Visual Impact Mitigation

Implementing effective mitigation measures to minimise the visual impact of the proposed development on surrounding properties, such as adjusting the building, height orientation, or design to preserve important views for affected residents

## 3. Consideration Of Property Rights

Recognising the importance of property rights and the value of unobstructed views to home owners, and taking proactive steps to protect and preserve these rights in the planning and approval process.

## 4. Community Engagement

Providing an opportunity for affected residents to participate in the decision-making process through community, consultations and public hearings, allowing their concerns regarding the loss of use to be heard and addressed

Views are an integral part of the residential experience and contribute significantly to the quality of life and well-being of residence. It is essential that the council carefully consider the potential impacts on views resulting from the proposed high-rise development and takes appropriate measures to mitigate any adverse effects.

## **Loss of living standard**

I formally object to the building application for the proposed Telstra high-rise apartment development adjacent to my residence, as it poses significant adverse impacts on my living standards. The proposed development, if approved will obstruct views, and sunlight to my property, Greatly diminishing my quality of life and property value.

### 1. Loss of views

The proposed development will obstruct important views from my residence, which I currently enjoy and value. These views contribute significantly to the aesthetic appeal and desirability of my property, and their loss would have a detrimental affect on my overall living experience.

### 2. Reduction of sunlight

The height and orientation of the proposed high-rise building have the potential to significantly reduce the amount of natural sunlight that reaches my residence. Adequate sunlight. Sunlight is essential for maintaining a healthy and comfortable living environment, and its reduction would adverse to slowly affect my well-being and quality of life.

## **Increased Noise levels**

The new development has the potential to significantly increased noise and dust levels in the vicinity due to construction activities, increased vehicular traffic and human activities associated with the new building. These noise disturbance can disrupt sleep cause, stress, and impair overall health and comforts for residents, thereby diminishing the livability of our neighbourhood. The new development has the potential to introduce a significant number of new tenants resulting in increased human activities and associated noise. This can include noise from social, gathering

music, conversations, and other daily activities, which can disrupt sleep cause, stress, and impair, overall health and comfort to residents.

### **Financial Loss**

Diminish property value

The obstruction of views and sunlight resulting from the proposed high-rise development will inevitably lead to a decrease in the value of my property. As a homeowner, I am deeply concerned about the negative impact this will have on my investment and financial security

In light of these concerns, I respectfully request that council carefully consider the adverse impacts on my living standard and fellow residents in the Landmark and in their assessment of the building application.

I urged the council to reject the application or require significant modifications to address these concerns and mitigate the adverse effects on neighbouring properties.

Furthermore, I would appreciate the opportunity to supply any public hearings or consultations regarding this matter to further my voice to further voice, my objections and concerns

Thank you, for your attention to these matters I trust the council will give due consideration to the concerns and take proactive steps to protect the views. and property rights of residence in our community