

ST LEONARDS STRATA COMMUNITY GROUP

Address: [REDACTED] Crows Nest, NSW 1585

INCORPORATING
21 ST LEONARDS
STRATA
APARTMENTS:

Email: [REDACTED]

Mobile: [REDACTED]

30th January 2024

The Manager,
NSW Department of Planning and Environment,
4 Parramatta Square,
12 Darcy Street,
Parramatta,
NSW 2150.

Dear Sir/Madam,

Re: Telstra Exchange Site, St Leonards proposed development SSD-35631707. EXH-67004213.

The St Leonards Strata Community Group is currently made up of Strata Committee representatives from 21 local Strata Apartment blocks representing approximately 3,825 apartments and some 8,544 residents. The St Leonards community is governed by 3 local councils, North Sydney, Lane Cove, and Willoughby. Our Strata Group fully understands and supports the need for well thought out development in the area, as long as there is local consultation and input from community and that there is the necessary infrastructure and planning in place to support those new developments.

Our members have carefully considered this application and object to the proposed development for the following reasons:

- This development goes well beyond the Lane Cove local planning requirements. Some Landmark residents are also extremely concerned by the significant loss of views, sunlight, and shadowing.
- St Leonards is one of the most densely populated areas in New South Wales. The area also suffers from extremely heavy traffic flows, overburdened services, and a lot of construction noise due to ongoing development. It is lacking in greenspace, overall nature, public amenities, particularly when compared to most of its neighbouring suburbs. Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some that go totally against local planning and residents' values and wishes.
- This proposed development does not consider livability, social cohesion, neighbourhood resilience, protection from shadowing and provision of public amenities. All new developments should have separation between buildings and have to include green space or a recreational precinct. The loss of sunlight, that will occur due to the proposed height (43 Story) and size of this development is of major concern. The local area of this proposed

St Leonards Strata Community Group, representing 3,825 St Leonard Apartments and over 8,550 residents.

development currently has major wind tunnelling issues. This proposed development takes no consideration of any of these issues.

- The proposed building covers the entire site.
- The proposed building and application documents do not provide any **public** green space or a public recreational precinct.
- There is insufficient loading dock parking for delivery drivers. The street parking is currently fully utilised during the day and the lack of sufficient loading dock parking will cause couriers and delivery drivers to double park in Christie Street causing even further traffic congestion.
- The double stackers lift's to service the proposed 48 carparks will cause back up congestion on Christie St and the Pacific Highway during peak times.
- Nicholson & Oxley Streets are already congested and cannot cope with the additional projected traffic. The data used in the traffic study is out of date, not taking into account the 4 latest developments on the Lane Cove side of St Leonards, of The Jackson (Units-311, residents-650), William Tower (Units-242, residents-480), Landmark (units-432, Residents-1030) and 88 Christie St (units-637, Residents-1,710) . That is an additional 3,870 residents using the vehicular access in Nicholson St since the 2013 traffic study was completed. All these building only have Oxley St for vehicular access out of the area. The addition vehicular congestion this development will bring to the area during construction and on completion will cause further delays to all existing residents.
- The NSW State Government has not undertaken a major vehicular traffic study in the North Sydney, Crows Nest & St Leonards areas in many years. The only detailed studies undertaken relate to cyclists and pedestrians. No developments for the area should be approved by the NSW State Government until such time as a detailed study is undertaken by the Government concerning the current vehicular traffic congestion, traffic flows and parking. The Pacific Highway in this area is currently extremely congested at peak times with insufficient access to existing developments.
- We are concerned at the St Leonards major construction congestion once these developments all commence, any road closures (in Christie and Nicholson St's) during construction along with construction noise and dust issues.

The follow developments are currently proposed for this St Leonards Area>

- I. 448-456 Pacific Highway (42 Story)
- II. 524-542 Pacific Highway (42 Story, with this proposed development only set to cause further congestion with the only entrance and exit to the carparking being from Christie St via 2 lifts as the parking will be situated above the existing Telstra infrastructure. This will cause major addition congestion for Christie St and Pacific Highway).
- III. 601 Pacific Highway (42 Story)
- IV. 617-621 Pacific Highway (43 Story) new application to 50 Stories.
- V. 100 Christie St (39 Story) It was noted that this development was actually in the North Sydney Area.
- VI. 29-57 Christie St. (Planned height unknown at the current time)
- VII. 46-52 Nicholson St (29 Story)
- VIII. 655-657 Pacific Highway
- IX. North Shore Hospital Site development of Herbert St.

The following is a map showing the location of our members and all the proposed new St Leonards developments.

1) LGA for Willoughby, Lane Cove, and North Sydney

2) SLSCG members buildings in **GREEN** 3) NEW Development sights in **RED**



Regards



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Group Convener

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