

Amy Watson - submission to proposed development MP09_0187

From: Edgar Ng <ng_edgar@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 23/10/2010 10:05 AM
Subject: submission to proposed development MP09_0187
CC: <cam_ng@hotmail.com>, <cheunglaisheung@hotmail.com>

To Whoever it may concern,

I am Edgar Ng, currently an owner of a nearby property at Unit 18, 45 Chandos Street, St Leonards, 2035. I am writing in regards to the Environmental Assessment for a Mixed Use Building at 6-16 Atchison Street, St Leonards (MP09_0187).

I am writing to **object** to the project. The reasons for the objection are detailed below:

1) Currently, St Leonards is already suffering from heavy traffic and occasional congestion during the peak hours of 7:30am-9:00am and 5:00pm- 7:00pm, as well as frequent Saturday traffic jams. In addition, St Leonards and Wollstonecraft station are also operating at over-capacity during those time. There are great concerns that with the new major development, this would lead to a worsening of the current traffic problems suffered in the area.

2) St Leonards is already populated with numerous high rise apartments, leading to a lack of fresh air to many units, as well as severe wind tunnels on windy days. The construction of a 34 storey building would further escalate the problem, leading to a more polluted and stuffy environment.

3) St Leonards provides a good escape from the hustle and bustle of nearby suburbs (ie. Chatswood, North Sydney and the CBD). There is fear that the new construction would destroy the quiet and tranquil environment enjoyed by local residents, especially on week-ends.

4) Linking onto point 3, St Leonards is currently a mixed Business and Residential district. The construction of a mixed hotel and large retail center has a great potential to induce large amounts of people from foreign locations into the area, which may lead to a deterioration in security and an increase in crime levels.

As a recent purchaser of a nearby apartment, I was enticed to purchase in St Leonards due to the convenience and tranquility offered in this area. Hence, due to the reasons stated above, once again I have to re-iterate my strong objections to the proposed project.

I believe that it would be difficult to gain support from local residence for any more major constructions in the area, hence I believe that the new construction should not exceed 4 to 5 storeys (as is the case with the original construction) in order to preserve the area from turning into another congested suburb similar to Chatswood.

I confirm that I have not made or received any political donations in the past 2 years.

Please let me know if any further enquiries are required. I am contactable via this e-mail address.

Many thanks

(14)

Amy Watson - Online Submission from**(object)****From:****To:** Amy Watson <amy.watson@planning.nsw.gov.au>**Date:** 25/10/2010 11:17 PM**Subject:** Online Submission from (object)**CC:** <assessments@planning.nsw.gov.au>

The proposed 34 storied residential development is bulky and out of scale compared with developments along Atchison Street and Chando Street.

The proponent has referred to the Forum development in terms of height. However, the Forum development at the railway station was unique at the time. It was developed in conjunction with the railway station upgrade presumably with capital contributions and public benefits to the community.

The current proposal is more "aggressive" with super profits to the developer than the previous 2005/06 proposal (26 storied mixed use development). The 2006 proposal was not supported by North Sydney Council because that proposal had significant departures from the building height, floor space and podium controls of Clauses 29, 31 and 32 of NSLEP 2001. The current proposal is worse in terms of scale. It will overshadow apartments and houses in the immediate nearby areas.

The proposal should not be approved as a major development project. The economic benefit to the community is limited because the hotel/service development component is relatively small.

The proposed development does not demonstrate any public interest and displays no sustainable environment benefits.

The proposed development must be rejected and the development be modified to limit to no more than 15 storied development.

Please not not disclose my name to the proponent. Please just use "a concerned owner of nearby apartments".

Thank you for your attention.

Name:

Address:

St Leonards

IP Address: c

Submission for Job: #3592 MP09_0187 Mixed use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3592

Site: #2141 6-16 Atchison Street, St Leonards
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2141

Amy Watson - Online Submission from Roman Lichacz of Co-owner of Unit 901/2-4 Atchison St St Leonards (object)

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From: Roman Lichacz <romanl44@yahoo.com.au>
To: Amy Watson <amy.watson@planning.nsw.gov.au>
Date: 27/10/2010 5:53 PM
Subject: Online Submission from Roman Lichacz of Co-owner of Unit 901/2-4 Atchison St St Leonards (object)
CC: <assessments@planning.nsw.gov.au>

The development will be a far greater height (approximately double) the size of our block of units (15 storeys) and on the eastern side, which will mean that a shadow will be casted on our building. This will preclude an essentially, residential building not being able to retrofit solar facilities in the future on the roof.

The building will add considerable extra traffic flow in the already congested Atchison Lane access street. Why not have access through Atchison St?

The size of the building will also cause detrimental effects on the units on the eastern side of the building. Causing considerable loss of privacy and natural light leading to a lowering of land value. Will the Council lower their rates based on this detrimental effect, this would be highly unlikely.

Thank you for your time.

Roman Lichacz and Sandy Nguyen (Co-owners of Unit 901/2-4 Atchison St.

Name: Roman Lichacz
Organisation: Co-owner of Unit 901/2-4 Atchison St St Leonards

Address:
53 Cambourne Ave
St Ives 2075

IP Address: c220-239-52-24.belrs4.nsw.optusnet.com.au - 220.239.52.24

Submission for Job: #3592 MP09_0187 Mixed use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3592

Site: #2141 6-16 Atchison Street, St Leonards
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2141

Amy Watson

E: amy.watson@planning.nsw.gov.au

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(16)

Amy Watson - Submission regarding project MP09_0187 (6-16 Atchison st St Leonards)

From: Sebastian Pena <mail4sebastian@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 27/10/2010 10:16 PM
Subject: Submission regarding project MP09_0187 (6-16 Atchison st St Leonards)

Dear Amy Watson,

I would like to make a submission on project MP09_0187 - Mixed Use Building at 6-16 Atchison st St Leonards.

I would like to express my OBJECTION to the above proposal for the following reasons:

- A building of the proposed size would generate excessive traffic on surrounding streets, in particular Christie st and

Atchison Lane which are already too busy during peak hours.

- The proposed building is almost double the height of the maximum set by North Sydney Council.

There is no reason

why the proposed building should not be subject to this restriction.

- The North Sydney Council has already rejected a similar proposal from this developer. The Council represents all of us

who live in this area, and their decision should be respected.

- The construction period of such as huge building will cause unacceptable disruption to the area for a long period of time.

As I mentioned before the congestion on Atchison Lane and Christie St are very bad during peak hour and would be

made worse by years of trucks and machines in and out of the construction site.

For the above reason please accept my objection to the proposed development plan.

The North Sydney Council has evaluated the proposal and has decided against it. We need to respect their derision.

My details are as follows:

Name: Sebastian Pena

Address: 904/2-4 Atchison st St Leonards

Application: MP09_0187 - Mixed Use Building at 6-16 Atchison st St Leonards

Please let me know if you need any other information.

Regards

Sebastian Pena

(17)

Amy Watson - Submission to object the proposal for MP09_0187 - Mixed UseDevelopment at 6-16 Atchison Street St Leonards

From: Audrey Peña <audrey.pena@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 27/10/2010 10:22 PM
Subject: Submission to object the proposal for MP09_0187 - Mixed UseDevelopment at 6-16 Atchison Street St Leonards



To Whom It May Concern:

I would like to **OBJECT** the proposal for MP09_0187 - Mixed Use Development at 6-16 Atchison Street St Leonards. There are several reasons why I believe the proposal is a bad idea.

Firstly, traffic in Atchison Lane will increase, especially since the proposal is for a building that contains several floors for hotel use. It will mean that there will be a continuous flow of taxis in the lane, as well as hotel stayers coming in and out.

Secondly, having a 30+ storey building in St Leonards is outrageous. St Leonards and Crows Nest are nearby neighbours and a building of this height would be out of proportion to the other buildings.

Thirdly, the builders have already tried to put forward a similar proposal to the North Sydney Council only for it to be rejected. They updated their plans to be for a more expensive building to by pass the North Sydney Council's decision.

Feel free to contact me if further information is needed.

Kind regards,
Audrey Pena
904/2 Atchison Street St Leonards

Amy Watson - Online Submission from**(object)**

From:
To: Amy Watson <amy.watson@planning.nsw.gov.au>
Date: 28/10/2010 10:48 PM
Subject: Online Submission from (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: St Leonards.pdf

28 October 2010

Amy Watson
Contact Officer
Environmental Planning Assessment MP09_0187
NSW Department of Planning
GPO BOX 39
SYDNEY NSW 2001

Dear Ms Watson

I wish to make an objection to the proposed development at 6-16 Atchison Street, St Leonards NSW 2065 (MP09_0187).

Name and address:

St Leonards NSW 2065

Please note: I do not wish to have my name made available to the Proponent and other interested public authorities; or to have it published on the Department's website.

Name of the application and application number:

6-16 Atchison Street, St Leonards NSW 2065 (MP09_0187).

Statement of whether I support or object to the project:

I strenuously object to the proposed project.

I am an owner/ occupier of one of the Linea apartments, which is the building immediately located to the west of the proposed development. I have been an owner/occupier of my premises for almost 6 years and accordingly, I believe I have a good understanding of the impact the development will have on the immediate area.

My grounds for the objection are as follows:

1. I note that the North Sydney Council Building Code provides for a maximum building height of 49 metres. The proposed development exceeds that maximum by more than double. This would be entirely disproportionate with the established buildings in the area and would not only be aesthetically displeasing, but would also affect the light available to surrounding buildings and streets, and obstruct visibility.

The reliance by the developer on the North Sydney Council's Design Excellence Panel's comments is untenable.

The Panel's comments are in part:

"variance in height could be a better outcome than a[n] uniform high building? a precisely located high tower could be more beneficial in terms of shadow impact etc.." (Background at p7 of the Declaration dated 19 October 2009).

Commonsense would clearly dictate that a structure of such a height would have a negative shadow effect on its surroundings, particularly given that the established buildings in the area only range from 3 to 16 stories in height. The smaller buildings will be completely dwarfed by such a tall and imposing structure with the privacy of existing occupants encroached upon and detrimentally affected.

2. The project foreshadows the use of a "through site link providing a connection between to Atchison Street and Atchison Lane", which would be accessible 24 hours a day. On page 10 of the Declaration this site link is described under the heading of "improved infrastructure", and it is claimed that it would improve "pedestrian permeability" within the St Leonards centre."

While it is not clear what is intended by the use of the word "permeability", this aspect of the proposal concerns me as it suggests the following:

(a) increased street noise at all hours of the day from persons using this "site link".
(b) little thought has been given to the possible effect of funnelling people through the "site link" into Atchison Lane. Atchison Lane is a very narrow lane way, which is often congested by vehicles, including trucks. It is not only used frequently by waste collection trucks, other trucks, such as removalist trucks, often block the laneway and significantly reduce visibility. It is also used by numerous vehicles trying to bypass the traffic on Chandos Street. I think it would be a dangerous for a high volume of pedestrians to be using this laneway either in the day or at night.

(c) I think that this aspect of the proposal does little to improve "infrastructure" and it is misleading for it to be classified as such.

3. Atchison Street and Atchison Lane, and the surrounding streets, including Christie Street all have significant traffic flow at the present time, due to their proximity to the Pacific Highway. A large complex, including a hotel and residential housing would necessitate an increased volume of traffic in an already congested area. The part of Atchison Street which would be affected by the proposed development is a narrow one-way street. I am concerned for the safety of pedestrians in Atchison Street if the project proceeds as they would be required to compete with numerous vehicles entering the street to drop off and collect passengers at the hotel. Also, the dangerous practise of double parking is already a problem in the street, and is likely to be significantly heightened.

4. The Declaration does not indicate the nature of the hotel that is proposed. It does not specify if alcohol is to be served on the premises and the hours of operation of any such establishment. The area already has a saturation of establishments which serve alcohol - three within an area of 200 metres. Some of these establishments are open until 3am in the morning. Even if alcohol is not readily available at the proposed premises, I am concerned that with 24 hour access there will a further increase in noise, in a neighbourhood which is already negatively afflicted by noise and anti-social behaviour from persons patronising these establishments. As the attached article shows, these types of establishments are also a target and attract criminal activity, which make the area unsafe for local residents.

5. The Declaration does not address the issue of the increase in pollution from the increased patronage of the area. Presently the neighbourhood has a significant problem with littering of cigarette butts, broken glass and other rubbish on the street. This would only be compounded by an increase inflow of people using an establishment such as a hotel, who have no commitment to the area and therefore no particular regard to the cleanliness of the streets.

Name:

Address:

St Leonards NSW 2065

IP Address:

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Site: #2141 6-16 Atchison Street, St Leonards
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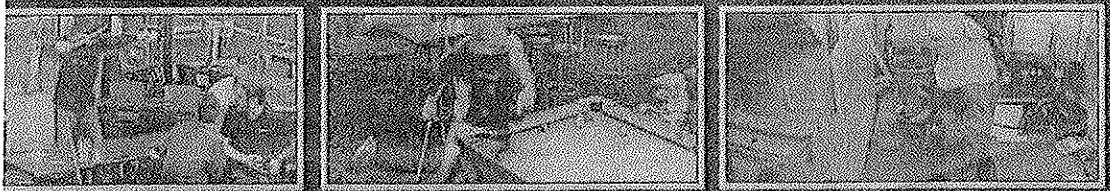
Amy Watson

E: amy.watson@planning.nsw.gov.au

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Daily Telegraph 8 May 2007

... robberies like this have turned a pub into ...



Just another day ...

he fortress hotel



... the patrons ... St Leonards Tavern licensee Grant Baker yesterday has hired armed guards (below).

PICTURE: CRAIG GREENHILL

protecting the nation's St Leonards Tavern licensee Grant Baker yesterday has hired armed guards (below).

EXCLUSIVE

By ANDREW CHESTERTON

GUARDS armed with handguns patrol the entrance and staff members carry personal panic buttons at all times.

No this isn't a war zone - it's a pub in Sydney's North Shore.

The Australian Hotels Association believes St Leonards Tavern is the only NSW pub that employs armed guards to patrol the premises during trading hours.

The frustrated owner of the tavern has spent tens of thousands of dollars installing high-tech security systems after a string of armed robberies turned the pub into a constant crime scene.

Armed criminals have stormed the pub four times in the past three years, with the latest incident occurring just last month.

The pub's owners have now taken matters into their own hands. As well as armed guards, the pub's security cameras are monitored 24 hours a day at an off-site location.

"They'd be the only, or at least one of the very few, hotels to employ armed guards. It just doesn't happen," AHA NSW Security CEO David Elliott said.

The pub's licensee, Grant



Baker said poker machines were the biggest magnet for thieves.

Staff used to hold the cash required to fund poker machine payouts - now all payouts are wired to an ATM.

Mr Baker contacted *The Daily Telegraph* to warn would-be criminals that his pub wasn't worth the effort.

"It's not about the money. It's about protecting our staff and patrons - and letting criminals know we're not worth it," he said.

"We used to carry large sums of money, now (thieves) would be lucky to get \$500."

Mr Baker said he had lost good

staff who were too scared to return to work after the attacks.

"We put procedures in place after the first one, but the robbers just got on and more robbers just were waiting for time to strike the safes and they were listening to the police cameras."

During the first incident, in April 2004, bandits stormed the pub brandishing handguns.

In the second attack, which occurred only weeks later, bandits entered the hotel armed with a handgun and a sledgehammer.

The third attack occurred in February this year, when a gang of robbers entered the pub with handguns and samurai swords.

During the attack one bandit went to swing his sword at a patron before a manager intervened. That manager has since quit his job.

During the most recent attack bandits, armed with a shotgun, handgun and machete, never made it inside the pub, but robbed a security guard of his handgun.

The gang sped off in a Porsche stolen three days earlier.

Video of the vicious robbery that forced the pub to act at

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From: <pwee1@optusnet.com.au>
To: <amy.watson@planning.nsw.gov.au>
CC: <plan_comment@planning.nsw.gov.au>
Date: 29/10/2010 12:36 am
Subject: Submission on MP09_0187 6-16 Atchison Street St Leonards NSW 2065

Dear Amy,

I wish to make a submission in regard to the proposed development at 6-16 Atchison Street St Leonards NSW 2065 (MP09_0187).

Name and Address:

Alex Teo
805/2-4 Atchison Street St Leonards NSW 2065

Name of the application and the application number:

6-16 Atchison Street St Leonards NSW 2065 (MP09_0187)

Statement on whether we support or object to the project:

I strenuously object to the proposal on the grounds outlined below.

Reasons why I object to the proposal:

1. The proposed development would be nearly twice the maximum building height of 49 metres as stipulated in the North Sydney Council building code. As such, the proposed building will completely dominate the surrounding area.
2. The proposed development will significantly affect the sunlight to my apartment which is right next to it and only metres apart. The only sunlight we are getting is from the exact direction where the proposed development will be and with its height proposed, it will block out most if not all of our sunlight. The effect of this will cause all sorts of problems for my apartment - eg. mould.
3. The Forum East and Forum West towers exceed the North Sydney Council/Willoughby Council building code heights, but were approved as part of a special precinct using the airspace directly above St Leonards train station. Furthermore, the Forum buildings have their ground floors on a much lower point above sea level than the proposed development at 6-16 Atchison Street St Leonards that is much further uphill.
4. North Sydney Council narrowed the width of Atchison Street and made it one-way traffic in an Easterly direction between Christie and Mitchell Streets. In effect the very narrow Atchison Lane is now the only means of vehicular traffic entering and exiting from the residential and commercial buildings with garage entrances between Christie and Mitchell streets. There is already significant vehicular congestion caused by the difficulty of traffic to enter or exit Atchison Lane from Christie street, Mitchell street and Oxley street. This is especially so during peak hours, and during non-peak hours, there are other causes of congestion eg. garbage trucks and trucks for relocation blocking the passage way for cars. As such the additional vehicular traffic created by the proposed development will exacerbate the already difficult situation into untenable traffic chaos.
5. As mentioned above, any vehicle that is parking on Atchison Lane for whatever reason eg. waste collection, removalists, vehicles with drivers waiting for other passengers etc. will make it difficult for two cars to pass side by side and where the blocking vehicle is larger, it is impossible for cars to pass next to it eg. a waste collection vehicle. The proposed development of 38 hotel rooms and 228 units will increase waste disposal requirements of the area by an order of magnitude. This in turn will increase the frequency of waste collection vehicles, which will cause chaos and be a nightmare for residents in the area such as myself. It is understood that the proposed development will have off street loading bays high enough to accommodate waste removal vehicles, however they will still need to enter and exit via the very narrow Atchison Lane, thus further clogging an already overloaded thoroughfare.
6. The proposed development includes a hotel complex that by its nature will increase the rate of vehicles dropping off and picking up passengers on Atchison Street and/or Atchison Lane. Regardless of the provision of an off-street drop off and pick-up area, these vehicles must still re-enter Atchison Street or Atchison Lane, both of which are narrow and one-way in the case of Atchison Street.
7. The water and sewerage services to buildings in Atchison Street are already stretched with significant reduction in water pressure at peak usage times. The mains piping infrastructure will be strained further with the consumption of the proposed development. Similar concerns apply to other services including electricity, gas and telecommunications.

8. Part of St Leonards' demographic is young families with small children. My apartment has many young children (one of them being my 2 year old daughter) and having a hotel/retail next door could pose potential threats to these kids ie. unruly guests/customers, unwanted noises caused by patrons, late night disturbances, health issues - alcohol/cigarettes/drugs etc.

Unless the developers of the proposed project are willing to compensate all affected residents in the area and GUARANTEE resolutions to the above listed problems, you and the NSW Department of Planning cannot let this project go through, PLEASE!

I urge you to scrutinise the subjects of this development proposal in detail in terms of its significant negative impact on people and infrastructure.

The most significant infrastructure impact will be on traffic congestion and services, the solution to which is outside the direct control of the developers. A sound traffic management plan is required by the Roads and Traffic Authority that would need to find credible solutions to allow the thousands of daily traffic movements in and out of Atchison Lane and Atchison Street, merging with the main through traffic in Chandos and Christie Streets as feeders to the Pacific Highway and Warringah Freeway.

Furthermore, the capacity of infrastructure service providers must be confirmed to be capable of meeting the additional requirements of a building that is virtually double the magnitude envisaged by the existing building code requirements. Service providers include North Sydney Council waste collection services, water, sewage, electricity, Australia Post and telecommunications suppliers.

Thank you for the opportunity of registering my objection to the proposed development and I trust that you will give it due consideration.

Yours sincerely,
Alex Teo

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From: <kathjosh@optusnet.com.au>
To: <amy.watson@planning.nsw.gov.au>
CC: <plan_comment@planning.nsw.gov.au>
Date: 29/10/2010 12:38 am
Subject: Submission on MP09_0187 6-16 Atchison Street St Leonards NSW 2065

Dear Amy,

I wish to make a submission in regard to the proposed development at 6-16 Atchison Street St Leonards NSW 2065 (MP09_0187).

Name and Address:

Laura Ee
805/2-4 Atchison Street St Leonards NSW 2065

Name of the application and the application number:

6-16 Atchison Street St Leonards NSW 2065 (MP09_0187)

Statement on whether we support or object to the project:

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3. The Forum East and Forum West towers exceed the North Sydney Council/Willoughby Council building code heights, but were approved as part of a special precinct using the airspace directly above St Leonards train station. Furthermore, the Forum buildings have their ground floors on a much lower point above sea level than the proposed development at 6-16 Atchison Street St Leonards that is much further uphill.
4. North Sydney Council narrowed the width of Atchison Street and made it one-way traffic in an Easterly direction between Christie and Mitchell Streets. In effect the very narrow Atchison Lane is now the only means of vehicular traffic entering and exiting from the residential and commercial buildings with garage entrances between Christie and Mitchell streets. There is already significant vehicular congestion caused by the difficulty of traffic to enter or exit Atchison Lane from Christie street, Mitchell street and Oxley street. This is especially so during peak hours, and during non-peak hours, there are other causes of congestion eg. garbage trucks and trucks for relocation blocking the passage way for cars. As such the additional vehicular traffic created by the proposed development will exacerbate the already difficult situation into untenable traffic chaos.
5. As mentioned above, any vehicle that is parking on Atchison Lane for whatever reason eg. waste collection, removalists, vehicles with drivers waiting for other passengers etc. will make it difficult for two cars to pass side by side and where the blocking vehicle is larger, it is impossible for cars to pass next to it eg. a waste collection vehicle. The proposed development of 38 hotel rooms and 228 units will increase waste disposal requirements of the area by an order of magnitude. This in turn will increase the frequency of waste collection vehicles, which will cause chaos and be a nightmare for residents in the area such as myself. It is understood that the proposed development will have off street loading bays high enough to accommodate waste removal vehicles, however they will still need to enter and exit via the very narrow Atchison Lane, thus further clogging an already overloaded thoroughfare.
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services including electricity, gas and telecommunications.

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Furthermore, the capacity of infrastructure service providers must be confirmed to be capable of meeting the additional requirements of a building that is virtually double the magnitude envisaged by the existing building code requirements. Service providers include North Sydney Council waste collection services, water, sewage, electricity, Australia Post and telecommunications suppliers.

Thank you for the opportunity of registering my objection to the proposed development and I trust that you will give it due consideration.

Yours sincerely,
Laura Ee

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From: <icepan@optusnet.com.au>
To: <amy.watson@planning.nsw.gov.au>
CC: <plan_comment@planning.nsw.gov.au>
Date: 29/10/2010 12:42 am
Subject: submission on MP09_0187 6-16 Atchison Street St Leonards NSW 2065

Dear Amy,

I wish to make a submission in regard to the proposed development at 6-16 Atchison Street St Leonards NSW 2065 (MP09_0187).

Name and Address:

Kaitlynn Teo
805/2-4 Atchison Street St Leonards NSW 2065

Name of the application and the application number:

6-16 Atchison Street St Leonards NSW 2065 (MP09_0187)

Statement on whether we support or object to the project:

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4. North Sydney Council narrowed the width of Atchison Street and made it one-way traffic in an Easterly direction between Christie and Mitchell Streets. In effect the very narrow Atchison Lane is now the only means of vehicular traffic entering and exiting from the residential and commercial buildings with garage entrances between Christie and Mitchell streets. There is already significant vehicular congestion caused by the difficulty of traffic to enter or exit Atchison Lane from Christie street, Mitchell street and Oxley street. This is especially so during peak hours, and during non-peak hours, there are other causes of congestion eg. garbage trucks and trucks for relocation blocking the passage way for cars. As such the additional vehicular traffic created by the proposed development will exacerbate the already difficult situation into untenable traffic chaos.
5. As mentioned above, any vehicle that is parking on Atchison Lane for whatever reason eg. waste collection, removalists, vehicles with drivers waiting for other passengers etc. will make it difficult for two cars to pass side by side and where the blocking vehicle is larger, it is impossible for cars to pass next to it eg. a waste collection vehicle. The proposed development of 38 hotel rooms and 228 units will increase waste disposal requirements of the area by an order of magnitude. This in turn will increase the frequency of waste collection vehicles, which will cause chaos and be a nightmare for residents in the area such as myself. It is understood that the proposed development will have off street loading bays high enough to accommodate waste removal vehicles, however they will still need to enter and exit via the very narrow Atchison Lane, thus further clogging an already overloaded thoroughfare.
6. The proposed development includes a hotel complex that by its nature will increase the rate of vehicles dropping off and picking up passengers on Atchison Street and/or Atchison Lane. Regardless of the provision of an off-street drop off and pick-up area, these vehicles must still re-enter Atchison Street or Atchison Lane, both of which are narrow and one-way in the case of Atchison Street.
7. The water and sewerage services to buildings in Atchison Street are already stretched with significant reduction in water pressure at peak usage times. The mains piping infrastructure will be strained further with the consumption of the proposed development. Similar concerns apply to other

services including electricity, gas and telecommunications.

8. Part of St Leonards' demographic is young families with small children. My apartment has many young children (one of them being my 2 year old daughter) and having a hotel/retail next door could pose potential threats to these kids ie. unruly guests/customers, unwanted noises caused by patrons, late night disturbances, health issues - alcohol/cigarettes/drugs etc.

Unless the developers of the proposed project are willing to compensate all affected residents in the area and GUARANTEE resolutions to the above listed problems, you and the NSW Department of Planning cannot let this project go through, PLEASE!

I urge you to scrutinise the subjects of this development proposal in detail in terms of its significant negative impact on people and infrastructure.

The most significant infrastructure impact will be on traffic congestion and services, the solution to which is outside the direct control of the developers. A sound traffic management plan is required by the Roads and Traffic Authority that would need to find credible solutions to allow the thousands of daily traffic movements in and out of Atchison Lane and Atchison Street, merging with the main through traffic in Chandos and Christie Streets as feeders to the Pacific Highway and Warringah Freeway.

Furthermore, the capacity of infrastructure service providers must be confirmed to be capable of meeting the additional requirements of a building that is virtually double the magnitude envisaged by the existing building code requirements. Service providers include North Sydney Council waste collection services, water, sewage, electricity, Australia Post and telecommunications suppliers.

Thank you for the opportunity of registering my objection to the proposed development and I trust that you will give it due consideration.

Yours sincerely,
Kaitlynne Teo

Amy Watson - Submission on MP09_0187 6-16 Atchison Street St Leonards NSW 2065

From: Kath Josh <kathjosh@gmail.com>
To: <amy.watson@planning.nsw.gov.au>, <plan_comment@planning.nsw.gov.au>
Date: 29/10/2010 12:45 AM
Subject: Submission on MP09_0187 6-16 Atchison Street St Leonards NSW 2065

Dear Amy,

I wish to make a submission in regard to the proposed development at 6-16 Atchison Street St Leonards NSW 2065 (MP09_0187).

Name and Address:

Wei Li

805/2-4 Atchison Street St Leonards NSW 2065

Name of the application and the application number:

6-16 Atchison Street St Leonards NSW 2065 (MP09_0187)

Statement on whether we support or object to the project:

I strenuously object to the proposal on the grounds outlined below.

Reasons why I object to the proposal:

1. The proposed development would be nearly twice the maximum building height of 49 metres as stipulated in the North Sydney Council building code. As such, the proposed building will completely dominate the surrounding area.
2. The proposed development will significantly affect the sunlight to my apartment which is right next to it and only metres apart. The only sunlight we are getting is from the exact direction where the proposed development will be and with its height proposed, it will block out most if not all of our sunlight. The effect of this will cause all sorts of problems for my apartment - eg. mould.
3. The Forum East and Forum West towers exceed the North Sydney Council/Willoughby Council building code heights, but were approved as part of a special precinct using the airspace directly above St Leonards train station. Furthermore, the Forum buildings have their ground floors on a much lower point above sea level than the proposed development at 6-16 Atchison Street St Leonards that is much further uphill.
4. North Sydney Council narrowed the width of Atchison Street and made it one-way traffic in an Easterly direction between Christie and Mitchell Streets. In effect the very narrow Atchison Lane is now the only means of vehicular traffic entering and exiting from the residential and commercial buildings with garage entrances between Christie and Mitchell streets. There is already significant vehicular congestion caused by the difficulty of traffic to enter or exit Atchison Lane from Christie street, Mitchell street and Oxley street. This is especially so during peak hours, and during non-peak hours, there are other causes of congestion eg. garbage trucks and trucks for relocation blocking the passage way for cars. As such the additional vehicular traffic created by the proposed development will exacerbate the already difficult situation into untenable traffic chaos.
5. As mentioned above, any vehicle that is parking on Atchison Lane for whatever reason eg. waste collection, removalists, vehicles with drivers waiting for other passengers etc. will make it difficult for two cars to pass side by side and where the blocking vehicle is larger, it is impossible for cars to pass next it eg. a waste collection vehicle. The proposed development of 38 hotel rooms and 228 units will increase waste disposal requirements of the area by an order of magnitude. This in turn will increase the frequency of waste collection vehicles, which will cause chaos and be a nightmare for residents in the area such as myself. It is understood that the proposed development will have off street loading bays high enough to accommodate waste removal vehicles, however they will still need to enter and exit via the very narrow Atchison Lane, thus further clogging an already

overloaded thoroughfare.

6. The proposed development includes a hotel complex that by its nature will increase the rate of vehicles dropping off and picking up passengers on Atchison Street and/or Atchison Lane. Regardless of the provision of an off-street drop off and pick-up area, these vehicles must still re-enter Atchison Street or Atchison Lane, both of which are narrow and one-way in the case of Atchison Street.

7. The water and sewerage services to buildings in Atchison Street are already stretched with significant reduction in water pressure at peak usage times. The mains piping infrastructure will be strained further with the consumption of the proposed development. Similar concerns apply to other services including electricity, gas and telecommunications.

8. Part of St Leonards' demographic is young families with small children. My apartment has many young children (one of them being my 2 year old daughter) and having a hotel/retail next door could pose potential threats to these kids ie. unruly guests/customers, unwanted noises caused by patrons, late night disturbances, health issues - alcohol/cigarettes/drugs etc.

Unless the developers of the proposed project are willing to compensate all affected residents in the area and GUARANTEE resolutions to the above listed problems, you and the NSW Department of Planning cannot let this project go through, PLEASE!

I urge you to scrutinise the subjects of this development proposal in detail in terms of its significant negative impact on people and infrastructure.

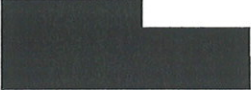
The most significant infrastructure impact will be on traffic congestion and services, the solution to which is outside the direct control of the developers. A sound traffic management plan is required by the Roads and Traffic Authority that would need to find credible solutions to allow the thousands of daily traffic movements in and out of Atchison Lane and Atchison Street, merging with the main through traffic in Chandos and Christie Streets as feeders to the Pacific Highway and Warringah Freeway.

Furthermore, the capacity of infrastructure service providers must be confirmed to be capable of meeting the additional requirements of a building that is virtually double the magnitude envisaged by the existing building code requirements. Service providers include North Sydney Council waste collection services, water, sewage, electricity, Australia Post and telecommunications suppliers.

Thank you for the opportunity of registering my objection to the proposed development and I trust that you will give it due consideration.

Yours sincerely,
Wei Li

29th October 2010



The Minister
NSW Department of Planning
C/- Development Assessment & Systems Performance
Metropolitan Projects
23-33 Bridge Street
Sydney NSW 2001

Dear Sir/Madam,

Letter of Objection – 6-16 Atchison St, St Leonards
Development Application: MP09_0187
Attention Amy Watson

I am the owner of the above property and I am replying to strongly object to this proposed Concept Plan due to:

- The proposed height (at 34 storeys) of the plan will create an extended blockage to natural light and air corridor together with the IBM building from the East to the Southeast of my unit.
- The building size at the proposed height should not be built at such close distances to the nearby IBM building, and 599 Pacific Highway (Abode), which is creating an envelop blocking the flow of natural sunlight and natural air east and west of the proposed site.
- The overshadowing of the area around the intersection of Atchison Street and Northcote St from blocking from not just the sun but also the sky light. The design of the building to allow for more natural light to the street levels in the area.
- With propose 168 car parking new spaces, there will be a large increase in the number of vehicles associated with that. As there are already lots of vehicles congestion around Forum Tower on Chandos Street/Pacific Highway and Christie Streets, and the situation is far worse during peak morning and evening work travel periods. Additional volume of cars coming in and out would, in my opinion, make the area far more congested for residents entering and exiting Forum Tower car park. The congestion will also impact travelers along the Pacific Highway for south and north bound traffic.
- The proposal is already in excess of the Lane Cove Council LEP i.e. height and floor space.
- The overshadowing is having a major impact for those buildings in the surrounding with a lower height along Atchison St.
- Section 5.1.4 of the Environmental Assessment Reports (September 2010) grossly understates the loss of views.

The report does not state on the impact on the loss of views from the St.Leonards community with the development of the proposed building. Misrepresentation in the statement "the view analysis demonstrates that the proposed buildings sit comfortably within the existing and future anticipated skyline" do not identify to whose "anticipated skyline", and is not representing the views of community and not for the residents of the Forum Apartments.

I imagine you will receive many similar objections from other residents living nearby and I trust you will forward our submissions to the developer to reassess their application on the basis that they most definitely impacting the local surroundings of proposed site.

For this submission, I do not want my name to be made available to the Proponent, these authorities, or on the Department's website.

Yours sincerely,

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Amy Watson - Online Submission from Sharyn Whitten (object)

From: Sharyn Whitten <sharyn.whitten@xyznetworks.com.au>
To: Amy Watson <amy.watson@planning.nsw.gov.au>
Date: 29/10/2010 7:05 PM
Subject: Online Submission from Sharyn Whitten (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: Objections to 6-16 Final Version_SWhitten.pdf

Objection to proposed 6-16 Atchison Street St Leonards development.

Name: Sharyn Whitten

Address:
E704/599 Pacific Hwy
St Leonards NSW 2065

IP Address: - 203.18.237.148

Submission for Job: #3592 MP09_0187 Mixed use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3592

Site: #2141 6-16 Atchison Street, St Leonards
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2141

Amy Watson

E: amy.watson@planning.nsw.gov.au

Powered by Internetrix Affinity

Objection to proposed (NSW Department of Planning Part 3a Development MP09_0187) at 6-16 Atchison Street, St Leonards

Total unsuitability of the proposed development at 6-16 Atchison Street

The proposed development would, by reason of height, bulk, scale and mass appear as an incongruous, overbearing, unacceptably dominant and visually intrusive feature in the street scene. It would be harmful to the character and appearance of the surrounding area, contrary to aims and objectives the North Sydney Local Environmental Plan and their Development Control Plan and harmful in many aspects to the current and future owners and residents of the precinct.

A. Height of proposed development:

The current maximum height of a developments in Atchison Street mandated by the North Sydney Council is 49 Metres (as represented in the Linea building next door to the proposed development at 15 floors). A proposed building of 34 floors (109 metres) at 6-16 Atchison Street will dominate and overburden the street in many ways including visually. This aspect appears to have been carefully avoided in the documentation – whereas the nearby but not relevant Willoughby and Lane Cove Council LEP's have been highlighted to support the proposal.

1. The reports makes much of the fact that one of the Forum Buildings in the relatively near vicinity is a similar height to the proposed development. This is entirely irrelevant because the Forum buildings are in a particular local development over the train station and **down** the hill from Atchison Street. The train station is in a distinctly different environment to the pleasant residential/business environment of Atchison Street. Further the Forum development is not even under North Sydney Council jurisdiction.
2. The proposed development would tower over the Linea and Habitat buildings (beside and behind) and even dominate the higher IBM building on the other side of the Atchison Street (Pacific Highway) and although there is a claim of no overshadowing of – say the Abode building beyond the IBM building – this is not credible. Figure 3 (below) from the Architectural drawings clearly shows the devastating appearance and effect of the proposed development on the Linea Building beside it. Also Figure 18 demonstrates the total dominance of part of the small general (Atchison Street) area.

Figure 3 (Linea building next door totally dwarfed)

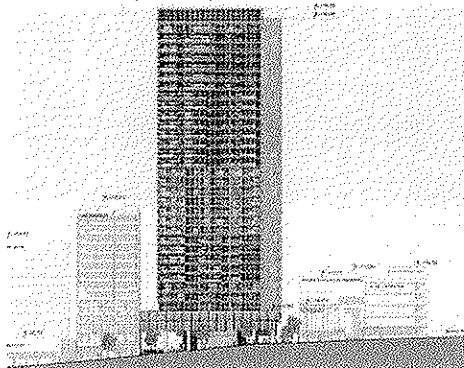
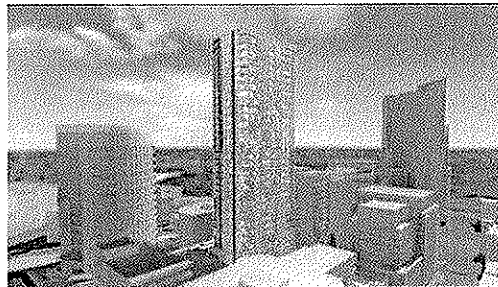


Figure 18 (Note Abode building missing) Dominance of Atchison Street



E704 / The Abode, 599, Pacific Highway, St Leonards 2065

The claim that the development would deliver “residential stock with minimal impact on its neighbours and the precinct” is not credible. Contrary to this “minimal impact” claim, the extent of this development would be a total burden on particularly the residential community in this tiny high rise area which currently stands at around 5,000 residents, for all the reasons stated in this objection.

B. Existing Traffic issues in the general area will be exacerbated by such a large development

1. Atchison Lane (only 5M wide) is already seriously compromised with entrances and exits from car parks (Linea – 14 Atchison Street, Habitat,- 11 Chandos Street, 45-49 Chandos Street, Arden - 40 Atchison Street and 32-38 Atchison Street,(under development) – over 1,000 residents. Claims of compliance with the concept of “Activation of the Lanes” – as described in the report (as being in the St Leonards’ Strategy) – is deceptive in this context – the Lane will be further **compromised**.
2. Residents using vehicles, to exit from Atchison Lane North into Christie Street currently find that almost impossible at busy times and both Mitchell Street to the South and particularly Oxley Street, which might be considered available to be used to circumvent this problem, are almost at Traffic Gridlock at busy times or unsuitable for the purpose.
3. Residents wishing to go to the Freeway, logically try to go to Oxley Street where (to the West) there is roundabout access to Chandos Street and those wishing to go to the Pacific Highway also try to go to Oxley and East through to Albany Street – where there are Traffic lights onto Pacific Highway. However, both of these routes are at Traffic gridlock at busy times.
4. Waste collection, already very intrusive in Atchison Lane will be significantly increased. This includes Council refuse vehicles and private ones. These are very large vehicles which bring traffic to a stop on a regular basis as they block the Lane.
5. Activity of businesses abutting the Lane seems not to have been considered.
6. There is also the consideration of regular removalist vehicles – which can only service the buildings from the Atchison Lane. With 228 residential units proposed (together with the 170+ units already present - “Linea and Habitat), a regular pattern of moving (which exists in all high density high rise buildings) – will mean large moving vehicles causing restriction of the Lane on almost a daily basis. **There is no proposal for a full size loading dock at ground level included in this development plan. A basement loading dock is proposed which of course will not be able to be accessed by almost all moving vehicles. (The North Sydney Council now requires major high rise developments to include a substantial ground floor loading dock in their plans).**
7. Albany Lane – which parallels Atchison Lane one block away to the South is proof of the difficulties caused by over development of this small part of the St Leonards area – signage has been changed to prohibit parking but the issue of servicing so many buildings and providing access to main traffic arteries is still difficult and relevant.

C. Traffic management plan for the building as a whole,

1. Hotel traffic management plan appears not to be clearly defined or outlined (ingress/egress);

E704 / The Abode, 599, Pacific Highway, St Leonards 2065

2. The relevant part of Atchison Street is **narrow and one way** (from Christie to Mitchell Streets). Hotel traffic appears not to have been considered in this regard.
3. **It is known that hotel traffic and residential traffic have distinctly different patterns and it is evident that a narrow one way Street is unsuitable to this activity.** The proposal includes 38 hotel rooms (and 228 residential units)

D. Wind Effects

1. The report on the current issue of wind in this part of St Leonards is quite clear that there is a problem and that this proposed development would significantly increase the problem. It is proposed to "deal with this issue as required". So the problem is recognised but ignored.

E. Current Owners Rights

1. People who have purchased properties in the many high rise buildings in the immediate vicinity have done so understanding the North Sydney Council regulation of heights and building density.
2. This proposed development more than doubles the North Sydney Councils' mandated height level for this part of St Leonards which will have serious repercussions for the lifestyle of the existing owners.

F. The Developer's attitude

1. At the public forum earlier this year the developer made his attitude to the concerns of local residents very clear when he scoffingly said that as he lived in Warringah (or was it Wahroonga?) he was protected, did not share and dismissed the concerns of the people present about overdevelopment in St Leonards!
2. The comments made in the report about the Community Consultation are almost entirely erroneous suggesting that there were only two concerns when in fact there were a large number. The primary one being the total unsuitability of a building of that height and mass being placed in Atchison Street.

In Summary

1. The report suggests that North Sydney Council has a negative attitude towards the need for increased density of occupation in its LEP but – given that they have the most intimate knowledge of the problems and issues that exist through the current level of development, their perspective is certainly the most relevant and valuable.
2. Residents of high-rise in St Leonards undoubtedly understand that the predominant lifestyle is now "high-rise". They have chosen this lifestyle, but they are also clear on the problems and issues that have arisen and will arise if this tiny corner of St Leonards is **overdeveloped** in the manner suggested in this proposal. The lack of infrastructure generally is the issue.
3. The owners and residents of the Abode are particularly clear on this as we already deal with an almost identical Lane (Albany) to Atchison Lane which currently has over 300 high rise residential units and will eventually have nearly 400.
4. Nobody would object to a reasonable high rise development in the position of 6-16 Atchison Street, they just know that this proposal is a totally unsuitable .

We repeat - the proposed development would, by reason of height, bulk, scale and mass appear as an incongruous, overbearing, unacceptably dominant and visually intrusive feature in the street scene. It would be harmful to the character and appearance of the surrounding area, contrary to the aims and objectives the North Sydney Local Environmental Plan and their Development Control Plan and be harmful in many aspects to the current and future owners and residents.

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From: <bid@netspace.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 29/10/2010 6:57 pm
Subject: Application No MP09_0187 - objection

I write to object the the application on the following grounds.

1. The building height is excessive and will diminish the amenity of buildings in the immediate area.
2. The building height will cast significant shadows over existing premises.
3. The planned usage is inappropriate for an area that is moving to residential primary purpose.
4. The resulting additional traffic flowing into and from the building will further add to existing traffic problems. The surrounding area is congested for signifacnt periods morning, evenings and on weekends.
5. The overall impact in the residential area will be negative and encourage additional short term residency issues currently in existence with established buildings in the area. i.e. residential apartments being used for short stay puropses and not residential usage.

Thank you

Barry Davis
Owner
Apt. 2903
1 Sergeants Lane
St Leonards NSW

This email was sent from Netspace Webmail: <http://www.netspace.net.au>