

Mr Luke Murtas

29th September 2010

Dept Of Planning

23-33 Bridge Street

Sydney 2000

Reference mp 10 0057

Exhibition of environmental Assessment 132 - 138 Killeaton Street, St Ives

We are writing to voice our objections to the above development. We reside at 109 Killeaton Street and we are directly opposite the proposed development. This is the third time that the residents in this area have had to endure applications for massive developments on this site and are now facing a new development application of massive proportions. Where will this end?

While we are not given sufficient time to study all the documents of the proposal submitted by Meriton, we have found their assessments, notes and justification for the proposed development to be clearly inaccurate, misleading and incorrect. To mention a few: traffic flow, public transport, deep landscaping and so the list goes on.

The environmental impact of project of this magnitude on our home, our street and the neighbourhood will have a detrimental effect for the following reasons:

- The traffic flows in Killeaton Street and the surrounding streets will increase dramatically. At present we are experiencing significant congestion levels at intersections and traffic circles in the immediate area at peak hour. How will we cope with the vehicles from the additional 100 units proposed from the previous proposal?
- Provision of 336 parking bays for 298 units is totally inadequate by any calculation. More so the 31 proposed visitors bays. Do they not anticipate that the residents of the complex will have any guests visiting.
- At present the public transport to the area is inadequate and there is no railway station close by for the 450 to 500 people who will be living in this complex. One can only imagine the disastrous effect the additional vehicle traffic will have on the traffic flow, carbon emissions and wildlife in this pristine environment.
- Will more existing established trees be permitted to be removed on the site for "developers greed" What about the lack of deep planting areas in the application? The developer has already shown disregard for protection of trees in the exclusion zone by placing a steel container within the protection zone.

- Their are a number of breaches in the developers application, deep soil landscaping, buildings exceed 17.5m DCP height control, DCP states 3 hours requirement for solar access, developer assumes 2 hours and so the list goes on.

As residents we disagree with the developer seeking a quick approval for this development by claiming under part 3A of the relevant legislation that this development is of state or regional significance. This site is not ideal because of the inadequate infrastructure and lack of rail services to the area.

We request that this application be refused by your department in the interests of the residents of St Ives and future generations.

Gavin Cohen

109 Killeaton Street

St Ives NSW

0412 – 241920

gavin@cohen.au.com

Luke Murtas - Submission for 132-138 killeaton ST ST IVES

From: Kim Shaw
To: Luke Murtas
Date: 13/09/2010 15:27
Subject: Submission for 132-138 killeaton ST ST IVES

Regards

Kim Shaw
Senior Planner
Metropolitan Projects

NSW Department of Planning
23-33 Bridge Street, Sydney
GPO Box 39, Sydney NSW 2001

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E kim.shaw@planning.nsw.gov.au

>>> "Chris Webb" <chris@kenma.com.au> 13/09/2010 2:22 pm >>>
Hello Kim,

This proposal of putting such a massive block of units halfway up a residential street surrounded by low density dwellings cannot possibly be for real. I hope it has been brought to you attention that St Ives is already **heavily congested**, has **NO rail** and the location certainly could **not possibly be considered walk to shops**. Just for your info I could not get a park at the local shops on Saturday so I can assure you any 'independent' traffic studies are a sham.

Kim, the area is being destroyed for no other crime than being a 'liberal electorate', the site in question is nowhere near the 'town centre' of St Ives. The development should not be approved considering its unique location that is a quiet residential street, not near large developments or not near shops.

It seems the state government who has lost any mandate to govern (about two premiers ago) and has become a laughing stock is hell bent on throwing an axe towards what it sees as safe opposition electorates and causing as much damage before it is thrown out. Surprise, surprise the biggest benefactors are the NSW ALPs largest donors such as the likes of Meriton.

Its ridiculous to say the least how many extra dwellings have been squeezed through and getting squeezed through St Ives with out **one extra cent** ever spent on local infrastructure. Ofcourse the planning minister has probably never been to the area and could not care less about local infrastructure but no doubt understands which side his bread is buttered.

The ramifications for surrounding residents for decades to come will be huge, I am all for St Ives taking its 'fair share' but this pushes it beyond a joke.

Don't be complicit in this sham.

Regards
Chris Webb

Luke Murtas - Traffic in St Ives

From: "Derek Ziman" <derek@zimanandziman.com.au>
To: <luke.murtas@planning.nsw.gov.au>
Date: 21/09/2010 14:30
Subject: Traffic in St Ives

Luke

Sharlene Pack has forwarded to me a copy of the email that you sent to her in relation to the proposed development in Killeaton Street St Ives.

The reason for this letter is to apprise you of the change in circumstances that we have experienced since large residential blocks of flats have been erected in our immediate vicinity. I live at 59 Stanley Street and have extreme difficulty in the mornings exiting my driveway. The reason is that there is now an amount of traffic in the area that is obviously more than the existing facilities are able to handle. We have lived here for the last ten years and this problem has only manifested itself since the flats have been built. Stanley Street is quite narrow and traffic becomes congested as a result of residents parking on the street at the flats. It becomes impossible for cars to easily pass each other and the consequent holdup stretches all the way down two blocks to our house.

Please let me know whether this situation was contemplated when approval was given for the development at the corner of Stanley Street and Link Road. If it was contemplated I need to know the basis on which development approval was granted and if it was not contemplated I need to know why it was not contemplated.

The traffic problems have impacted significantly on our use and enjoyment of our property and in addition to me knowing what Council has done thus far I think it is imperative for Council to be able to assure me that it is to have regard to this problem when deciding any future developments. This is where the Killeaton Street development becomes relevant. You will readily appreciate that because one cannot make a right turn into Killeaton Street from Mona Vale Road (travelling North) the traffic will come straight past our house and aggravate the existing problem..

I look forward to your response.

Yours faithfully,



Derek Ziman



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7 College Crescent

St Ives 2075

Attn Luke Murnane

Re: MP10__0057

I am in receipt of your letter and note that the development has, yet again, drastically changed from what was finally agreed to. From an original 80 units to over 300 units is beyond acceptability and poses huge problems.

There are a huge number of concerns with this new proposal.

1. Shadowing. It was previously agreed to grade the development so that on the border of the College Crescent homes, the highest building would be only 2 stories high and offer a level of privacy to the home owners. I believe now that 5 stories is proposed, right on our doorstep. Most residents have their entertaining areas adjoining the development. I use solar panels. The shadowing would significantly affect their efficiency. The light would be blocked almost entirely from the western side of about 6 homes. This is clearly unfair, un Australian and unacceptable

2. St Ives has very poor public transport. If you are building 298 units, you would need at least 550 car parking spaces. People who live here predominantly drive everywhere. Only 336 spaces are proposed for owners This means minimum of 100- 150 cars will be in Killeaton Street, a major thoroughfare. The parking supplied is grossly insufficient

3. The traffic created by 550 cars cannot be underestimated. It takes me 10 minutes in the morning traffic to access Killeaton Street. I dread to think of the impact of another 150 cars ahead of me in the queue. At the very least we will require traffic lights corner Killeaton and Mona Vale and corner Link and Stanley Streets. The development cnr Link and Stanley is an example of a bad development. Cars are continually parked on both sides of the road. The traffic always bottle necks there. Clearly there are insufficient car parks for the residents inside the building and we all have to pay the price with excess traffic in the streets. Hopefully we will not repeat this mistake

4. This brings to mind the safety issue of all the young children living in the area. There is a nursery school, 2 high schools and a primary school nearby. There are hundreds of kids and cars in this area already and no way can the little traffic circle handle all of this safely

5. Acoustic fencing was promised as an absolutely critical requirement of making the development livable. I do not see this mentioned in the new proposal. The driveway noise and lights of cars would make it impossible to have any quality of life without this fence being constructed. The tree line also needs to be maintained at all costs to provide some level of privacy

6. My neighbor, Katrina Turkington of Killeaton Street has endured major flooding due to the drainage problems from the property. Her current insurance claim is up to \$40 000, specifically due to the Monastery property at 132 Killeaton Street. My back garden has also been seriously flooded and I called in a plumber worried that my foundations of the house might be compromised. The garden squelches when you walk there at certain times. This never happened before. I think it is lack of maintenance.

7. Quality of life will be severely affected. I am Jewish, and there are 2 synagogues in this street. This was one of the reasons I bought my house in this location. Our Sabbath is on Saturday. We have repeatedly requested that no construction take place on Saturdays. Why should the Jewish community not be able to spend their Sabbath in peace and quiet in the synagogue? And of course, Sundays it would not be permitted out of consideration for those of the christian faith.

8. I am concerned about the dust... Being an asthmatic on daily maintenance medication, 3 years of dust billowing so close to my home will be detrimental to my overall health The issue here is that, fine particulates, including those of fine microns, i.e <5 microns such as shales and clay types are not generally retained in the upper airway and hence make their way down to the lower airway and therefore increasingly pose a health hazard for those with asthma, bronchitis, emphysema and/or those with general breathing difficulties. This again not only potentially presents a risk to ones general health but also quality of living to all, the elderly, and the young children at the neighbouring schools.,

9. A survey was conducted by the previous developer, (Delapidation report) to assess the status of my home. I am deeply concerned about foundations cracking, possibly my swimming pool being damaged with all the underground drilling and would request that fresh surveys are done before anything proceeds

In short my concerns are:

- Shadowing
- Traffic
- Parking
- Saturday construction
- Damage to my home
- Dust management
- Drainage
- Acoustic fence
- Maintenance of the tree line
- Impact of 5 stories so close to the boundary line

I am extremely disturbed that a development , **one of the largest ever on the North Shore**, is being situated in area with current road congestion, exclusively low rise homes around, in the centre of schools with many young children walking, no where near public transport, and yet the residents have only one month to gather their objections!

This development should not go ahead in its current format

I look forward to your comments

Kind Regards

Sharlene Pack

02 94400517

22 College Crescent,
St Ives
2075

ATTN Luke,

Re: MP10_0057 132 – 138 KILLEATON STREET, ST IVES

Please see below my comments in regards to the 'Assessment of Traffic and Parking Implications' report included in this application.

3.4 TRANSPORT SERVICES

Public transport in the vicinity of the site is provided by the bus routes operated by Forest Coach Line and Shorelink (Appendix D), which connect to Pymble and Gordon Railway Stations respectively including:

Route 194 City – St Ives 30 minutes

Route 196 Mona Vale – Gordon 30 minutes

Route 197 Mona Vale – Macquarie 15 minutes

Route 594 City – Hornsby 30 minutes

Comment: None of the above bus services connect to Pymble station from this site unless the residents are willing for a long walk (about 1km to Pymble station)

4. PARKING

It is proposed to provide a total of 367 parking spaces including 31 visitor parking spaces, which will be located in the vicinity of the lift lobby.

Comment: This development provides only 31 visitors parking. This is a significant reduction of 120 spaces required by Council's DCP (Town Centres) 2010. I am very concerned this will have significant impact to surrounding roads due to the overflow parking. The nearby Meriton development at Stanley Street, St Ives is a live example for my concerns.

5. TRAFFIC

The Roads and Traffic Authority development guidelines specify a peak hour traffic generation rate for medium density residential development (ie less than 5 stories) in the range of 0.4 – 0.5 vtp/h for two-bedroom apartments and 0.50 – 0.65 vtp/h for three-bedroom apartments.

Comment: please note here the peak generation rate used is for **medium** density residential development, not a **high** density residential development.

The resultant additional traffic movements would be as follows:

AM PM IN OUT IN OUT

Horace Street (south) 6 50 50 6

Mona Vale Road (south-west) 4 45 45 4

Link Road 2 19 19 2

Mona Vale Road (north) 1 13 13 1

Comment: Should these numbers of traffic movements be adjusted when use a peak hour traffic generation rate for **high** density residential development?

The detail individual movement distributions have been added to the established existing intersection volumes and SIDRA assessments undertaken for 3 relevant intersections (the RTA letter specifies Mona Vale road and Killeaton Street, however due to the right-turn restrictions at this intersection there will only be left-turn IN/OUT movements and the egress movement will be facilitated by gaps introduced by the traffic signals at intersection to the north).

Comment: Should these SIDRA assessments be assessed when the number of traffic movements changed?

Access

The proposed vehicle access arrangement for the development will involve a 6.0 metre wide driveway located centrally within the Rosedale Road frontage and will be located where suitable sight distances are available. The driveway will narrow to a single lane into the site although passing opportunities will be provided across the property boundary and in the basement ramp (as provided for in AS 2890.1.).

Comment: Access from Rosedale Road? I think the only access is from Killeaton Road.

8. CONCLUSION

* the proposed parking provision will be adequate of the proposed development and will ensure that generally no overflow parking will occur within the surrounding road network

Comment: Totally disagree. Please take into account it's a development in **St Ives**, a general rule might not fit here.

Appendix C SIDSA Results

Movement Summary
Link road and Stanley Street
Post Development AM Peak
Roundabout

Comment: In this report, the projected average delay when approaching the roundabout from east is 12.3 seconds, queue length is 8.4 meter. I use this roundabout everyday, in peak hours in the morning (especially Monday-Thursday, school days), it's common to join a long queue to get to roundabout. Please check the data the survey is conducted. Hope it's not done during a school holiday.

I look forward to your comments

Regards,

Sharon Lu

Mobile:0415702986

From: <lyndy.blue@optusnet.com.au>
To: <luke.murtas@planning.nsw.gov.au>
Date: 23/09/2010 19:31
Subject: MP10-0057 132-138 Killeaton St St Ives

4 College Crescent
St Ives, NSW, Australia, 2075

Phone No: 02 99831070

23rd September 2010

Department of Planning
GPO Box 39,
SYDNEY NSW 2001

Attention: Mr Michael Woodland and Mr Luke Murtas

Dear Sirs,

Subject: Exhibition Of Environmental Assessment for 132-138 Killeaton Street, St Ives
Reference MP10_0057

Further to my telephone conversation of 23rd September 2010 with Mr Luke Murtas, I wish to formally object to this proposed development on the grounds illustrated below and also to request an extension to the submission date which currently stands at Friday 1 October 2010.

My objections relate to both the flawed Environmental Assessment MP10_0057 and to the scale of this residential development proposal by the Department of Planning.

This development is completely out of character with the village atmosphere of St Ives. Over the last few years our community has had to bear an extraordinary number of multi-story units rising up and over-shadowing formally sunny yards and streets. The relatively narrow streets have become clogged with parked cars, placing pedestrians and motorists at far greater risk due to accidents arising from the many blind spots created. The disingenuous nature of greedy developers hungry for monetary gain, is being allowed to erode the quiet neighbourhood we bought into nearly 17 years ago. Who is going to protect our rights and ensure our children can play in safety, if the land is being devoured by monoliths so high that they block the sky and steal the sun from our living space?

Our objections are on the following grounds, each of which will be elaborated later in our letter.

- Over-shadowing
- Congestion
- Traffic
- Parking
- Foundation movement
- Trees
- Building quality (or lack of)
- Noise
- Dust

Over-shadowing-The impact of shadowing cannot be under-estimated. People need sunlight to manufacture vitamin D, essential to good health and well being. It has been proven that communities deprived of sunlight have a higher incidence of depression and other mental health problems; in addition to this, their physical health deteriorates. Depriving residents of their sunlight could place them at greater risk and lead to compensation being claimed later from the developer and those responsible for allowing the development to proceed.

Congestion- There is no doubt what-so-ever that the buildings already built have had a detrimental effect on this suburb. No longer can you take a quick run up to the shops for some bread and milk. There are so many cars parked all along Stanley Street that your journey to the corner shops will take half an hour and involve walking for hundreds of metres.

Traffic- The roundabout at Link Road is bad joke. The cars are lined up every day and the number of traffic accidents results in debris constantly littering the road. Trying to cross means taking your life in your hands and is an example of inadequate attention to the increased traffic generated by the hundreds of cars now filling the area.

Parking-This development has not allowed enough car spaces for the proposed number of units. There is no train servicing this area, so with the poor bus service, it means the inhabitants of these units will ALL have to drive cars and PARK them at night and during the day. WHERE is this happening! Also, unless they are all hermits, they will have friends visiting and there are certainly not enough spaces for that purpose. Unless of course you are intending limiting the number of visits each unit resident can have. Maybe odd numbered units can have friends on odd days of the week and even numbered residents can have friends visit on even numbered days! Lets face it, this massive development is a disaster waiting to happen. It will provide no lifestyle for its inhabitants who are jammed in like rats in boxes. It is aesthetically and environmentally a failure.

Foundation movement- Moving massive amounts of earth changes the sub-terranean landscape. Many residents have in ground pools which could develop hair-line fractures as a direct result of the deep hole digging. The cost of replacing these pools would be quite significant as it would involve landscaping as well. It is absolutely mandatory for all pools in College Crescent and Killeaton Street to be surveyed and assessed at the developer's expense, prior to any earth movements, so that future legal action can be undertaken when cracks occur.

Trees- As a person who graduated with a double major in Botany and Genetics, it is an outright lie to assume trees will grow and give concealment, when growth is entirely predicated on the amount of sunlight and rain the trees receive, as well as the care taken to nourish them. Unless I am mistaken, the trees to be planted will take years to grow to any significant height and are indubitably likely to be generating precious little root growth as the area will be concealing the rubbish generated from the building process and only a cursory throw of top soil over decidedly unsuitable substrata.

Regarding the tall Eucalypts presently growing on the property. These magnificent trees have a root system that requires a large protection zone or they will literally 'turn up their toes and die'. This zone needs to be wide enough to safeguard damage to their root system. Trees this tall did not happen overnight and would not be able to be replaced with any amount of money. There are some things that money just can't buy, one of them is a mature tree of majestic proportions. Not only are these trees poetry to the eye, but they provide homes for countless creatures ranging from the large (be they bird, possum or owl), to the tiny vertebrates and invertebrates that live around, on and in these micro-ecosystems. To lose any of these trees would be a travesty and one completely avoidable if a more sensitive and low-rise development such as the quality housing that was built behind Brigidine College St Ives, was undertaken. Just for the record no-one would oppose such a development with quality homes and it would sell out immediately.

Building quality- The quality of a building is reflected in its appearance and fittings. The lack of quality is similarly exhibited in the exterior and interior of a building. Meriton have literally built a reputation for shoddy workmanship and materials. The exterior of the white and red monstrosity at the Link Road roundabout bears testimony to this. It looks bad now, let alone in five or ten years when the cracks appear and the stained façade results in the appearance of a giant toilet block. This building does not look anything like the drawing that was shown on the boards that were up during construction which in particular showed no jarring red panels!

Noise- We all need peace and quiet in our lives, especially those of us who have busy lives. A project of this magnitude would involve hundreds of hours of work resulting in disruption to the lives of all residents within 500M of the building. Those also at risk are our native wildlife, especially those nocturnal creatures that rest during the day. There is a real risk these timid creatures could be frightened and try to run away, putting their lives in peril. Can the developer guarantee no wildlife will be harmed by this development? Certainly not! Do they even care about the wild things or are they so removed from nature that they think we must all live in concrete jungles and die young from a lack of healthy living space. As Dick Smith said, too many people are being pushed into smaller and smaller spaces, with the result that generations are growing up not knowing how to play outside. What a terrible legacy we are leaving our children. Is the only place we are going to s!

ee a home on a quarter acre block going to be in a museum.

Dust- Air quality is of paramount importance, especially to those of us who suffer from respiratory complaints. There is no way to enclose the building space, short of sticking a giant plastic bag over the site. Therefore it stands to reason that dust will emanate from the site and with the passage of the wind be transported to all homes within 800M of the site (or more if the wind is strong). Again there is a potential for claims to be lodged if a number of residents are adversely affected by the building. Large developments create large amounts of dust, so this site and its surroundings will become impossible to live with. Washing will not be able to be hung on the line for fear of developing stains and residents will be confined to living indoors for YEARS. Is this any way to treat the population.

We need a development that is in harmony with this area not one that is the antithesis of what living in the suburbs means. I left the crowded suburbs years ago and came here to live in harmony with the area. Please support us in asking for a low-rise quality development that we can all be proud to live near, not one that screams discord from every one of its five floors.

Yours sincerely

Mr and Mrs Lipman

Mr. Luke Murtas

Planner-Metropolitan Projcets

NSW Department of Planning

23-33 Bridge Street

Sydney NSW 2000

24 September 2010

Dear Mr. Murtas

Re: St Ives 132-138 Killeaton Street - MP10 0057

I am very concerned about the proposal of development at the site of **132-138 Killeaton Street, St Ives** and I would like to raise my strong opposition against it.

First of all, the development will have an adverse streetscape and visual impacts due to the bulk of the development, inadequate front and rear setbacks and poor residential amenity. Also the proposal did not respond to the characteristics of the site and its location, and would result in "over-development" of the site.

Secondly, St Ives does not have public buses and is not on the train line. It has very poor public transport at start. People here rely on the cars very much to go around. The development proposes to but another 298 units here will have drastic affects on the traffic and livelihood in St Ives. If this is going ahead then there will be about 500 at least cars passing through Stanly-Yarrabung-Killeaton Steet. That is a lot of cars and it will cause nightmare of the residents here. We live in Yarrabung Road and in the morning and evening rush hours we are have difficulty in reversing our cars out from the our driveways. The development is only proposing to built 336 car spaces and that will mean that a lot of cars will park in the steets outside . The parking supplied is definitely not enough for the site residents here.

Thirdly, The traffic created by 500 more cars cannot be underestimated. We need to have traffic lights at the corner Killeaton and Mona Vale and corner Link and Stanley Streets. These will can help the management of the traffic flows in the already congesting roads.

My son has troubles to across the Stanley-Link road to catch the school bus every morning. The development cnr Link and Stanley by the same developer is a very typical example of a bad planning and development. Cars are continually parked on both sides of the road. Both ways

traffic just give accidents pro to happen. The traffic always bottle necks there. Clearly there are insufficient car parks for the residents inside the building and we all have to pay the price with excess traffic in the streets. Hopefully we will not repeat this mistake in St Ives or anywhere else.

The safety issue of all the young children living in the area is very important. There is a number of nursery schools, 2 high schools and a primary school nearby. There are hundreds of kids and cars in this area already and no way can the little traffic circle handle all of this safely.

Lastly, I would like to express that the quality of life will be severely affected. We are very concern the dust, noise and traffic created during the construction period and the traffic noise and pollution to the area. My son is an asthmatic and this will make him suffer a lot. This again not only potentially presents a risk to us but also quality of living to all, the elderly, and the young children at the neighbouring schools.

In short my concerns are:

- Traffic
- Parking
- Saturday construction
- Dust management
- Drainage
- Maintenance of the tree line

I look forward to your comments

Kind Regards

Simon Zheng

2C Yarrabung Rd

St Ives NSW

02 94400728

Alex Ostermayer
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29 September 2010

The Director
Metropolitan Projects
Department of Planning
23 - 33 Bridge Street
SYDNEY NSW 2000

Attention: Michael Woodland

By email: plan_comment@planning.nsw.gov.au
By facsimile: 9228 6488

Dear Sirs

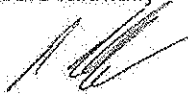
Exhibition of Environment Assessment: 132 -138 Killeaton Street, St Ives
Application No. MP10_0057

I refer to your undated letter [Ref: MP10_0057] relating to the abovementioned application.

Attached is my submission relating to the application. As you will see from the submission the proposed development has a significant adverse impact on my property at 15 College Crescent St Ives and I object to the project in its current form.

Please do not hesitate to contact me if you require any further information or wish to discuss any aspect of my submission.

Yours faithfully



Alex Ostermayer
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E: ao@cbp.com.au