

Shop top housing at 33 & 37 Herbert Street, St Leonards. Application No SSD-88511459

Reasons for objection

I object to this SSD proposal for three primary reasons:

- 1) The site at 33 & 37 Herbert Street, St Leonards is part of the Artarmon Industrial Estate. It is zoned E4 General Industrial.

With the growth in population in Sydney generally and the North Shore in particular, the region will need more industrial land, not less. This is recognised in the NSW Government's Industrial Lands Action Plan and the draft Statewide Policy for Industrial Lands.

There is ample opportunity for additional residences and mixed-use development in the identified growth centres in the Lower North Shore. No valuable industrial land should be rezoned for such purposes.

- 2) The proposed towers would be an unwelcome intrusion on the skyline as viewed from the Naremburn Heritage Conservation Area (HCA.) Both Local Government and State Government planning instruments for the area incorporate a transition in heights from the high-rise Pacific Highway spine down to the surrounding low rise suburbs. The proposal ignores this transition, and the applicant's Visual Impact Statement understates the visual impact of the proposal.

The images below illustrate the significant impact on the views from our house in the HCA.



Existing view from the HCA, and approximation of the impact of the proposal.

The proposed development would also tower over Naremburn Park and the low-rise dwellings in Francis St, Talus St and Dalley's Rd, Naremburn. This effect is understated in the Visual Impact Assessment.

- 3) Dalleys Road is a residential street but is already used as a cut-through between Willoughby Road and Herbert Street. Building 413 new residences on the corner of Ella Street (the extension of Dalleys Road) and Herbert Street would inevitably increase the traffic and congestion on both Ella Street and Dalleys Road.

This impact is not mentioned in the applicant's Traffic Impact Assessment.