

Objections to SSD-86270706 Mixed-use development at 5 Blue Street, North Sydney

To Whom It May Concern,

I am the owner of the properties at 13 and 11 Wilona Avenue, Lavender Bay. I have owned these properties for over 20 years. I am also a resident of the North Sydney, McMahons Point and Lavender Bay area for 30 years.

I am writing to object to some of the proposed parts of the development of a 'state significant development', application number SSD-86270706 and titled "Mixed-use development at 5 Blue Street, North Sydney"

I understand the need for more housing, including low-income community housing in suburbs and these buildings helping to alleviate these issues. The objections I have are based around three issues, the first being the parking issues with regards to the amount of estimated bike and residential car park for the co-living dwellings, the second being the overshadow diagrams and the third being the wind comfort.

Objection 1 - The Bike & Car parking allocation for the 86 Co-Living Dwellings

Currently part of the development plan the following parking is allocated to Co-Living Dwellings

- 0 - Car Park Spaces
- 0 - Visitor Car Park Spaces
- 29 - Bicycle Spaces

I believe this is woefully inadequate and will both cause a large increase in the number of cars parked in the back streets around Lavender Bay & McMahons Point (streets like MacKenzie Street and Miller Street) along with various other issues. This is not the only low-income or 'co-living dwelling' in the North Sydney area with Milsons Point train station having a large concentration of these types of buildings. Many of those residents have cars themselves that they use to help assist them in day to day use or as a work requirement along with many of them having Bikes and/or E-Bikes for the same reason. This has only increased especially the huge surge in Bike and E-Bike usage that even North Sydney council and Sydney City Councils even admit is an issue and North Sydney recently rebuilding and making a proper dedicated bike ramp to the Sydney Harbour Bridge

Another issue is also the 0 Visitor Car Park Spaces. Many low-income and co-living people require outside assistance whether it be from medical professionals, friends, family and government social service employees. Not having any visitor spaces for such a huge number of people will cause more street parking when the local area is already in huge demand already, combine that with a large number of new developments being proposed recently. Generally these types of visitors also may stay for long periods and may even be working with multiple people in these dwellings at the same time, so they need to be able to park their vehicles if needed.

A solution would be to redesign to add extra car park spaces for Co-Dwellings along with visitor spaces and extra bicycle and E-Bike storage slots

Objection 2 - The Overshadowing Diagrams aren't showing the true impact on Wilona Avenue

After reviewing the overshadowing diagrams I believe they are incorrect especially when it comes to the overshadowing of the properties in Wilona Avenue and they need to be reassessed as they have a very heavy impact on our properties and this needs to be addressed

Objection 3 - Insufficient Wind Assessment & Mitigation along Blue Street

Blue Street is a notoriously windy street along with Miller Street. Being a long time resident who has been in the area for 30 years, I have experienced winds so heavy on Blue Street that I have been heavily pushed around to near-falling over and have had many damaged umbrellas and dropped bags during these heavy wind periods. Many of the locals who reside in the area know this as an accepted fact, but for some reason these areas are only marked as being low to medium strength winds.

I believe this needs to be both reassessed as well as the development needs to add additional requirements to create wind reduction structures for the pedestrians along Blue St as it is a very important transport hub for the area with many people standing around for buses and general shoppers heading in and out of Greenwood Plaza and surrounding areas.

Regards
Christine Thomson
Director Of Pacific Spray Pty Ltd
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