

Gary & Gail CLAYTON
41 Hayberry St
Crows Nest, NSW
2065

NSW Department of Planning
4 Parramatta Square,
12 Darcy Street,
Parramatta, NSW
2150

Re: Submission on the planning proposal for the Five Ways triangle at 391 – 423 Pacific Highway, Crows Nest (SSDA 66826207)

We **STRONGLY OBJECT** to this proposal and oppose the significant increase in height proposed by the developer.

At already one of the highest points in Crows Nest, increasing the proposed height of the building will have a significant impact on the surrounding community.

Our concerns include the follow direct impacts;

- Noise pollution from the units/building including air-conditioning unit noise
- Light pollution from the additional 7 storeys/ 61 units (an approx. 33% increase)
- Shadowing of surrounding properties (including the North Sydney Girls School and public open space
- A significant increase in traffic in an already gridlocked area
- A significant increase in parking requirements around the area which are already stretched
- Impact to the heritage sites surrounding the development including values of properties

It is hard to believe that after giving a commitment to the community that the development will be limited to 16 storeys (which was also strongly proposed by the community) a further 7 storeys is being considered.

The application for an increase in height from 16 to 23 storeys must be **REJECTED**.



Gary Clayton



Gail Clayton