

Submission on the planning proposal for the Five ways triangle: 391-423 Pacific Highway, Crows Nest (SSDA 66826207)

I OBJECT to this application and oppose the significant increase in height proposed by the developer.

This is not a site where the uplift in height enabled by the Affordable Housing Bonus should be allowed.

This site is a significant site for planning. It sits at the highest point in Crows Nest and is one of the highest points in the whole of the North Sydney area. It also sits at the junction of a number of important road transport routes. This site demands the highest standards of planning consideration and consideration of the impact of the site on the surrounding community. Poor planning decisions around this site will cause significant detrimental impacts on the surrounding community and community infrastructure for decades.

The direct impacts on the residents living close to this site are severe in terms of overshadowing, loss of solar access, loss of privacy, light pollution from apartments towering above them and noise pollution from high rise apartments with outdoor balconies as well as an increase in congested traffic conditions on Alexander St and increased pressure on limited residential parking in the Holtermann estate area.

The Department of Planning has given a commitment to the community to "lock in the height" of this building at 16 storeys.

The Crows Nest community has already expressed deep concerns with previous attempts by the developer of this site to increase the height envelope. In response to these concerns the Department of Planning (the Department) gave a firm commitment to the community in the St Leonards and Crows Nest 2036 planning document (SLCN 2036) to lock in height controls on this specific development.

"the Triangle Site at the corner of Falcon St and Pacific Highway will be 16 storeys mixed use" SLCN 2036 plan.

Further, the Department stated in the SLCN 2036 Plan that it is:

"giving certainty to the community about the types of development allowed" on this site.

The developer has already benefitted from the height uplift of this site from 10 storeys allowed under the North Sydney LEP to 16 storeys under the SLCN 2036. A further height increase to 23 storeys is overly generous and further exacerbates the overshadowing, traffic congestion and severe loss of amenity for the surrounding community.

The increased height of 16 storeys this building approved under the SLCN 2036 was strongly opposed by the community. It is deeply disappointing that only three and a half years later, the Department is considering increasing the allowed height of this development further to 23 storeys after giving such firm assurances to the community that this would not happen in the SLCN 2036 plan. The Department should not go back on its own commitment that the height allowed on this site would be capped.

The Department must take into consideration the severe impact on local residents of the proposed increase in height and density of this building.

- An uplift in the height of this building will have a severe detrimental impact on the heritage values of the Holtermann Estate, one of the oldest residential areas in Sydney.
- The Holtermann Estate (including Hayberry St) Historic Precinct area is currently a quiet residential area with houses with private backyards and gardens.
- The privacy of all of the residents of this area will be severely impacted with residents of the proposed development able to look directly into private properties.
- In addition, the height of the building will overshadow these residential properties resulting in reduced access to sunlight and daylight in the afternoons in summer and winter.
- The building will also overshadow public open space at the park in Hayberry St
- The proposed increase in height will result in overshadowing of North Sydney Girls High School, during winter, including the playground area which is used for afternoon sports.
- Residents of the Holtermann Estate will be exposed to both light pollution from apartments being lit at night as well as noise pollution from open balconies on this development. This should not be exacerbated by adding additional apartments to the building and increasing the height.
- Parking in the Holtermann estate area is limited and heavily used. Increasing the height of this building to allow additional apartments will place further pressure on the limited parking in this area. This will not be wholly offset by access to the Crows Nest metro.
- The height of this building is increased it will dominate the view from Hayberry Street as well as all of the residents in the Holtermann Estate.
- Allowing increased height and additional residential parking at this site will exacerbate congested traffic conditions around the Alexander St/ Falcon St Intersection and Pacific Highway / Falcon St intersection.
- Currently there is minimal parking provided at the Triangle site, approximately 6 driveway parking sites and no below ground parking provided. The developer is planning to add 324 parking spaces comprising 190 residential spaces and 134 commercial and retail spaces. This will generate unacceptably additional traffic movements.