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25th September 2024

Department of Planning, Housing and Infrastructure.
Locked Bag 5022
Parramatta
NSW 2124

Dear Sir/Madam,

Re: Application Number SSD – 66826207

We object to this amended State Significant Development and believe that if it is approved it will have a detriment effect on all existing residents in the area. Crows Nest & St Leonards are one of the most densely populated areas in New South Wales. The area is lacking in greenspace, overall nature, public amenities and recreational precincts, particularly when compared to most of its neighbouring suburbs. No approvals should be granted until the Crows Nest Transport Orientated Development Rezoning proposal has been agreed and published.

The area also suffers from extremely heavy traffic flows, overburdened services, and major construction noise/congestion, due to all the ongoing development. Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some development approvals that go totally against local planning, residents' values and liveability issues. The NSW State Government or local councils have not undertaken a major vehicular traffic study in the North Sydney, Crows Nest & St Leonards areas in many years. The studies referred to in numerous developers reports go back to 2013 and do not consider the current vehicular congestion we are experiencing in the area. The only detailed studies undertaken relate to cyclists and pedestrians. No new developments for the area should be approved by the NSW State Government or Councils until such time as a detailed study is undertaken by the State Government concerning the current vehicular traffic congestion, traffic flows, construction congestion and parking. The Pacific Highway and side streets in this area are currently extremely congested at peak times with insufficient access to and from existing developments.

All new developments in the area must carefully consider liveability, social cohesion, neighbourhood resilience, protection from shadowing, wind tunnelling and provision of public amenities. All new developments should have considerable separation between buildings and have to include green space and recreational precincts. The loss of sunlight and shadowing that will occur due to the proposed height of this developments, overall size and height of other proposed developments is of major concern. Crows Nest, St Leonards area currently has major wind tunnelling issues, and this proposed development will only add to this.

We are extremely concerned by the amount of development approved at any one time in the North Sydney, Crows Nest, St Leonards area, as this is causing major construction congestion, road closures, construction noise along with dust issues. There currently does not appear to be any co-ordination between the Councils & State Government, resulting in ongoing construction congestion in the area, with some 16 developments proposed for the Crows Nest, St Leonards at the current time. With no co-ordination between the Councils & State Government, what happens to Crows Nest, St Leonards if developers all start construction within similar time frames?

We believe this proposed development for a building of 177.7m in height, would have a detrimental impact on existing residents and we believe the NSW Government should not approve it.

Regards

A handwritten signature in black ink, appearing to read 'W.A. McGowan', with a long horizontal flourish extending to the right.

W.A. McGowan