

Submission Regarding Application No SSD-70617459 Mixed-use development with infill affordable housing 378-398 Pacific Highway, Crows Nest. (North Sydney Council)

I object to this development unless the following issues are addressed:

- **Safety- Portal in basement for Pedestrian Tunnel Under Pacific Highway to Crows Nest Metro** There is an opportunity for the Department of Planning Housing and Infrastructure to improve pedestrian safety and to place a Condition of Approval on this development – that the tower incorporates a portal (with lift and stairs to street level) in the basement for a pedestrian tunnel to Crows Nest Metro (as it is straight across from the ticket barrier level). Many pedestrians cross the highway to the Metro on red traffic lights - when frustrated waiting for the pedestrian traffic lights to change to green – this is an unacceptable safety problem. Tanja Leidtke – the director of Sydney Dance Company – was killed trying to cross the Pacific Highway at this location in 2007 and it is inevitable that more deaths will occur if the tunnel is not built due to the huge increase in Metro pedestrian traffic. The NSW Gov should build the pedestrian tunnel under the Pacific Highway to the portal at 378 Pacific Highway – similar to the pedestrian tunnels under the Pacific Highway at North Sydney and St Leonard Stations, particularly as the NSW GOV is increasing high density apartment projects on the Wollstonecraft side of the Pacific Highway.
- **Solar Access Lost** The development is too high at 31 stories(6-10 stories is reasonable), Existing houses and apartments on Nicholson Street (which face north) will have their winter sunlight blocked particularly if a series of towers is approved along the Pacific Highway - refer solar access requirements of SEPP 65. “Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area”. Habitable rooms and private open spaces should achieve sufficient solar access for the enjoyment of residents – it is unethical to steal existing solar access.
- **High Energy Use in Noisy Location adjacent to Pacific Highway** Concentrating large quantity of apartments facing the busy 6 lanes of traffic on the Pacific Highway will need noise rated windows (double glazed and closed) and forced ventilation and air conditioning in order to be able to have a peaceful living space and sleep – this will result in high energy use compared to apartments located a block or so away from the highway. If windows are left open or not sufficiently noise rated the residents will experience sleep deprivation and poor health due to traffic noise and pollution. The NSW Government should limit development along busy roads to commercial development and instead increase density of residential housing a block or so away from busy roads so that residents can enjoy fresh air with their windows open and reduce energy to run air conditioning.
- **Loss of Street Parking for existing residents** New residents from the proposed tower and their visitors will compete for street parking along Nicholson and other nearby streets
- **Increase Local traffic in Hume and Nicholson Streets:** The new tower will increase local traffic along Hume and Nicholson Street to unacceptable levels. The car park entry should be relocated from Hume Street to the Pacific Highway .
- **Construction Noise** Neighbouring residents will have to endure years of construction noise from the proposed tower development (Conditions of Approval should be limited to 7am-6pm construction hours with NO EXCEPTIONS) and the inconsiderate construction vehicle drivers who (with their engines on) park their noisy trucks in front of residents bedrooms in Nicholson Street outside normal working hours while waiting for their turn to deliver construction materials (this happened frequently during Metro construction as well as frequent after hours construction until 2am – which was hell for existing residents in Nicholson Street).

Below: Humeplace Development and Crows Nest Metro barrier level at top of escalators is directly opposite 378-398 Pacific Highway , Crows Nest – Pedestrian Tunnel under Pacific Highway could link if portal is built in 378 Pacific Highway basement



Below: Plan view showing 378-398 Pacific Highway Site is directly opposite Crows Nest Metro (barrier level) – pedestrian tunnel and portal (stairs and lift) in 378 Pacific Highway basement



