

The Department of Planning, Housing and Infrastructure
Minister for Planning and Public Spaces

Attn: Mr Anthony Witherdin
Director
Key Sites and TOD Assessments
4 Parramatta Square, 12 Darcy street,
Parramatta,
NSW 2150

Dear Sir

SSD-78520463

**Mixed Use Development with In-fill Affordable Housing- 54-56
Anderson Street, Chatswood**

This is an Objection submission

I am writing to you to express my concerns regarding this **Proposed Development** at 54-56 Anderson Street Chatswood. The **Proposed Development** will dramatically impact my apartment and the apartments and houses of thousands of other residents.

To understand the full impact of this Proposed Development, it needs to be considered together with other planned and future developments.

Other developments include:

44-52 Anderson Street (SSD-75408008)

-38-42 Anderson street (SSD-74670720)

-3-5 Help Street (SSD-76555711)

-849-859 Pacific Highway and 2-8 Wilson Street, (SSD-74319707)

The above proposed developments, if allowed to proceed, would have a devastating effect on my apartment and many existing surrounding properties, and could affect their occupants' health. There are more 2000 residents who will be adversely affected by these developments.

The specialist consultant's reports (EIS, Wind, traffic, and heritage impact statements; and others) provided by the Developers do not really present the overall picture. They provide limited information on the individual developments. The reports do not show the cumulative impact of several Hi-rise developments

The combined impact of these developments **will** result in substantial overcrowding, overshadowing and loss of sunlight (solar access), loss of privacy, increased wind tunnelling, and increased traffic congestion. An independent study would be required for the complete development to determine the full impact on surrounding properties. It would be like having a 90-metre wall around my property and the homes of other residents.

I purchased my apartment several years ago and the key features that influenced my decision to purchase this apartment were that it was bright and sunny; it had a large private, covered balcony, and was not overlooked or too close to other apartments. The apartment looks over a pool and tropical garden. I thought I had found Paradise! It now appears that it may become a case of 'Paradise lost.'

I believe the Proposed Development would not in the best interests of other residents in my apartment building and neighboring apartment buildings.

I summarize below my main concerns and objections.

BUILDING HEIGHT ISSUES

My primary concern is the height of the **Proposed Development** at 54-56 Anderson Street. The site was originally designated R3 residential with a building height of 12 m (4 stories) and this was rezoned in recent years to B4, Mixed use with maximum height of 90m (28 stories). I believe the rezoning was done to allow increased building height (up to 90m) for residential apartments over a 2-story commercial development (Shop top housing).

This 90m building height will have a substantial impact on my property and many other properties in the area with regard to the following aspects:

1) Loss of Views, loss of privacy

Due to its close proximity and excessive height, the **Proposed Development** will block out a significant part of my current views to the north-east and together with the other proposed future developments will block out my entire views. I will lose my privacy altogether. Other residents in my apartment building and neighbouring apartment buildings will have the same issue, with significant loss of views, loss of privacy. Refer to photo in appendix.

2) Overshadowing and loss of Sunlight

At present I enjoy the morning sun on my balcony from around 7:00 am until around 12:30 pm in winter. The **Proposed Development** would block out most of the morning sun and together with adjacent developments will block out the sunlight all day. My apartment would be transformed from a bright sunny apartment into a dark hole in winter. Any sky views will be lost.

This significant overshadowing will also be the case for other residents in my apartment block and other nearby apartment blocks. I estimate that at least several hundred people on the West side of the **Proposed Development** and numerous residents on the East side could be affected by the overshadowing caused by the **Proposed Development**.

The overshadowing will also adversely impact the community area which is shared by residents in my apartment building and the other buildings in the area. This area includes a swimming pool and entertainment areas (with BBQ) where residents regularly meet for family gatherings and birthday parties.

The **Proposed Development** together with other developments would mean that the community area would not receive sunlight for the entire day

3) Wind tunnelling effects

The **Proposed Development** alone, and together with other future developments will cause wind flow disturbances and likely subsequent wind tunnelling effects. This has been experienced in other areas of the Chatswood CBD. This is likely to result in increased wind speed at my apartment and other apartments in my building and surrounding buildings.

There is often very little wind on my balcony, so I use it regularly, particularly in the morning Sun. The absence of wind on my balcony would be mainly due to not having any tall buildings east of my apartment building. The expected increase in wind turbulence (resulting from the **Proposed Development** and other future developments) is likely to render my balcony unusable for much of the time.

The increased wind turbulence from the Proposed Development and other future developments is likely to also affect the local outdoor communal areas making them uncomfortable for much of the time and resulting in reduced usage by residents.

The wind report for the **Proposed Development** has been prepared by a wind engineering consultant and is based on the consultant's experience. The report states that "no wind tunnel testing has been carried out for the development at this stage". The consultant recommended that wind tunnel testing be performed due to complexity of wind patterns.

The report mentions that due to the "height of the buildings above the surrounding areas", the **Proposed Development** is exposed to "westerly downwash winds and northerly winds channelling along Anderson Street". The report identifies/recommends some design features that are "expected to be beneficial to the wind environment", including screens and other methods of wind control.

It is possible that existing residential buildings may require wind control measures due to significantly changed wind characteristics on balconies, as a result of proposed new developments with high buildings. In this event, is the government prepared to provide these measures to or compensate Owners and owners Corporations for the cost of such measures?

4) Noise levels

It is likely that the **Proposed Development** together with other developments will increase noise levels to residents as the sound from the trains is reflected (bounce) off the new buildings. I believe the train noise could be substantially reduced or eliminated by covering over the open section of railway track between O'Brien and Wilson Streets to create a green space with trees, grass and gardens. This is similar to that created in the past at Chatswood Station and more recently at St Leonards Station. This would be an extension of existing cover over the train line from Help Street to O'Brien.

OVERCROWDING ISSUES

The Proposed Development would play a significant role in the future overcrowding of Anderson Street which will impact the residents of North Chatswood in many ways. Some of these have already been described above.

1) Traffic congestion

The Traffic and Parking Assessment report identifies train routes, metro, bus routes, ingress and egress for waste trucks from the **Proposed Development**. It identifies vehicle movements and parking in the area and in the new building. It does not appear to fully cover all the issues relating to traffic congestion and lack of parking space.

As this report was prepared for one proposed development only, it doesn't identify the combined impact that the other future developments will have on the area.

There is already heavy traffic including many buses, waste trucks etc trying to navigate the surrounding streets. The **Proposed Development** and other future proposed developments on Anderson Street and adjoining streets will result in increased traffic congestion in the surrounding streets.

Getting out of the side streets onto Anderson would be difficult due to traffic gridlocks. There is a school on the other side of Anderson Street, one block away from the Proposed Development. The increased traffic may make it more difficult for parents picking up or dropping off students at the nearby school.

CONSTRUCTION ISSUES AND RISKS

The construction time for this development together with other proposed developments is likely to extend over a period of at least the next 8 years. There are around 13 more SSD projects in the Chatswood CBD and along Pacific Highway that have been recently approved or have been submitted for approval.

The **Proposed Development** and other developments will create a number of issues for local residents including:

1) Dust and airborne contaminants

There will be significant dust generated during the demolition of the old buildings, earthworks and construction of the new building. This is a health hazard for local residents. The Constructor will need to use dust suppression equipment. This will be effective to remove some of the dust but will leave a significant to blow over nearby properties.

Some of the older buildings (1960's era) are likely to contain asbestos in the insulation and other building materials. This will need to be removed in accordance with relevant regulations, but it is quite likely that some asbestos may be present in the dust during demolition.

2) Noise during construction

There will be considerable noise generated by heavy machinery used for demolition of the old buildings and heavy machinery used for earthworks (excavation equipment and loading/unloading of large

B-Double trucks. The noise will continue on a regular basis normally 6 days/week throughout the construction period.

3) Construction traffic

During the demolition, excavation and construction there will be large trucks (B Doubles) entering or leaving the construction site on a regular basis delivering heavy machinery, equipment and materials.

This will cause significant traffic chaos on the local roads as traffic management personnel will need to regularly need to stop the traffic.

There is a school and church on the other side of Anderson Street and around 50 meters from the construction site. The movement of heavy vehicles entering or leaving the construction site greatly increases the risk of injury or fatality to pedestrians-particularly with school children or elderly persons.

ALTERNATIVE SOLUTION

It is concerning that the Proposed Development appears to be only focussed on maximising height. I believe that the way to achieve the Willoughby LEP objectives, to minimize adverse impacts on other residents and “create a place that others would want to come to” would be to reduce the height of this Proposed Development and others planned along Anderson Street to around 5 stories which could be 2 storey commercial/retail and 3 storeys shop top residential in accordance with B4 zoning. This could also be 5 storeys residential with no commercial/retail. There are a number of other options available to achieve additional housing within the Chatswood region.

It is disappointing that the state government and councils do not appear to really take the concerns of local residents seriously.

I understand the considerable demand for new accommodation is required to meet the growing demands of increasing population, but many local residents feel that they are being treated as Collateral damage in the race to achieve more housing at any cost. I am aware of others who share these concerns about these developments but don't send letters as they believe it is a waste of time. They feel their views will not be seriously considered.

Regards

Concerned Resident

03/07/2025



View from my balcony, overcast day, facing East.



View from my balcony. The two squares show approximate building envelope for
54-56 Anderson Street SSD-78520463 (yellow)
44-52 Anderson Street SSD-75408008 (red)