

PCU54031

Michael & Sandra Peterson  
1104/15 Atchison Street  
ST LEONARDS NSW 2065

22 June 2014

Attention: Director – Industry, Key Sites and Social Projects  
Development Assessment Systems & Approvals  
Department of Planning & Environment  
GPO BOX 39  
SYDNEY NSW 2001

**Section 75W Modification Application to Mixed Use Development at 6-16 Atchison Street St Leonards (MP 09 0187 MOD 3)**

Dear Sir/Madam,

We write to object in the strongest possible terms to the sleight-of-hand attempt by Holdmark Property Group Pty Ltd to claw back what was denied to them by the previous ruling.

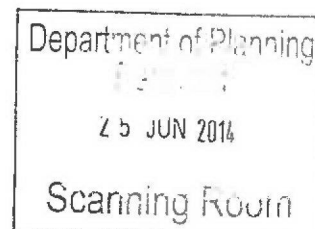
Having read the submission by Ms Pat Quirk-Parry (attached), we find ourselves in total agreement with her listed objections. We therefore ask that you consider us as signatories to it.

Yours sincerely,

Michael Peterson  
0422 868 757

[petersonms@optusnet.com.au](mailto:petersonms@optusnet.com.au)

Sandra Peterson  
0434 008 488



**Objection to the Section 75W Modification Application to Mixed Use Development at the above address (MP 09 0187 MOD 3)**

The Executive Summary presented with this Modification Request explains that the requested modified height is the same as the PPR (original proposal).

A key point in the Executive Summary claims that *"Since the time of the original Project Approval, a series of development approvals have been granted in the immediate vicinity of this site and the built form of the area is continuing to transform. Therefore the proposed increase to building height is now even more appropriate"*.

1. A typical example of the "transformation" of the area is represented by the development at 545-553, Pacific Highway. With an original LEP height of 8 levels above ground, it was approved by the JRPP at 10 levels. Then **during construction** the North Sydney Council applied for a Voluntary Planning Agreement which took the construction to 16 levels above ground. The developer/builder (Ralan) was then liquidated and the partly constructed building has been sitting empty and with no work being done for months. The CFMEU regularly attends the construction site as apparently none of their members has been paid for their work on this "eyesore".
2. There are many other developments that have been approved in face of serious objection from neighbouring buildings. The fact that this "development" is now being claimed by the proponent as "more appropriate" – tells a story in itself. Only he thinks it is more appropriate.
3. Developments that are either at an early stage of proposal – like 472-520 Pacific Highway or far from being built are quoted as reasons to agree to the proposed extra height for 6-16 Atchison Street. In my view this is serious misrepresentation of the facts of the matter. We have about 3,000 people living in recent high rise buildings in St. Leonards, whose amenity is being seriously undermined one way an another.
4. In Summary, the development is not appropriate even at its current approved height. There is nothing in the Modification proposal to suggest that any of the issues that arise from such an overbearing and massive development are being dealt with in a reasonable manner – these include
  - a. Wind Effects
  - b. Traffic Issues – e.g. the traffic lights at the intersection of Pacific Highway and Christie Street are at maximum rotation. Traffic cannot enter Christie Street from the Highway. Traffic can enter Atchison Street from Christie Street (one way) but assuming that a massive building like 6-16 Atchison Street, will have serious incoming traffic issues – how will these be resolved.
  - c. Atchison Lane, behind the building is a typical 5M Lane in St Leonards. It is virtually impossible to exit The Lane into Christie Street at busy times and so the traffic must go South to Oxley Street – which is in traffic gridlock at busy times with its access through to and from the Warringah Freeway.
  - d. Interference with light (particularly Westerly) – leaving a building like Habitat in complete shade.
5. I believe that all of the original objections to the first version of this development must be revisited. They reflect the real situation – not the claims of the proponent.