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To whom it may concern,

St Leonards and Crows Nest Station Precinct Design: 5533

The following outlines my **strong objection** to the proposed St Leonards and Crows Nest Station Precinct Design. Whilst I can appreciate the need for transport infrastructure and greater housing availability within reach of the CBD this should not be at the expense of the safety and quality of life of current residents.

The current proposal has not adequately addressed the impact of the construction, and ongoing inhabitancy of a 60 storey building above the metro, on the residents of the Lyall Building at 22-26 Clarke St Crows Nest. The Lyall is a mixed-use Strata with 30 apartments, housing over 60 residents and 4 businesses. Over 90% of bedrooms located in this building overlook Clarke Lane. Residents of the Lyall are currently bearing four year of constant construction to allow for the construction of the metro itself. Building a further 60 stories on top of this will not only increase the length of construction disruption but also greatly increase ongoing congestion in the area.

The reasons for my objection, which are outlined in more detail below, are the following:

- a) Lack of consultation
- b) The height of the building
- c) Building stability and resident safety
- d) Impact on Clarke Lane and current residential enjoyment of the area

A) Lack of consultation

The State Government has to date failed adequately engage and consult with local councils and residents. Residents are finding out about the proposed changes to our suburb by chance. I myself was only made aware by a flyer a concerned neighbour posted to a telegraph pole. There was no letter sent even though I own an apartment in The Lyall which is directly affected by any proposal. Overdevelopment of the type being contemplated is not in the interests of the local residents. We ask for public information sessions so our voice as local residents is considered in the future of Crows Nest.

B) Height of the building

The proposed development allowing for sixty stories well exceeds the height control restrictions according to the North Sydney's Council's Local Environment Plan. These plans are developed with consultation with local residents to ensure the ongoing quality of life. A consultation which the department of planning has deliberately it seems limited exposure on with regards to the precinct development. The proposed plans with sixty stories of apartments will directly impact the residents of the Lyall as follows:

- The Lyall building is sandwiched between two commercial buildings, with the front facing mainly east and the back facing to the west. These frontages are the only sources of light into the building. A building of the proposed height would place the Lyall under shadow and cut off all natural light from the west. This will not only affect residents with apartments facing west but also all residents as our common recreational areas on the 7th floor will be constantly in shadow.
- Loss of Amenities for residents. The roof of The Lyall provides a gym and common outdoor sun areas. The Gym currently has extensive views over to Homebush & Parramatta. The proposed development will reduce the privacy of residents using these areas as they will be in direct view of those in the apartments.

Further, the current proposal will have a significant affect on the local horizon. Even in the heart of the CBD we are only seeing new builds of approximately 40-50 stories.

C) Building stability and resident's safety

The building of a sixty storey building on top of a metro station whose construction has already reduced the solidness of surrounding foundations raises safety concerns. The Crows Nest station and metro tunnel will be positioned across a very narrow Clarke Lane. The Lyall's building garage already runs underneath the footpath of Clarke Lane. This is already being closely watched to ensure the ongoing stability of our building. The increased weight of sixty story building would only increase the potential instability.

Further, it appears there has been no consideration of the safety of local residents. In addition to safety issues raised by building instability we are seeing a climate of ever increasing high winds. Buildings of height are prone to shaking and movement in high winds, and as evidence by the recent window blow out in Barrangaroo (only 47 stories high) this can lead to safety issues for passing pedestrians

D) Impact on Clarke Lane and current residential enjoyment of the area

The residents of the Lyall are already bearing four years of construction noise and traffic disruption to their enjoyment of their homes. This will be significantly extended with the additional planned construction of a further sixty stories. This aside, such a large building will have an ongoing impact on residents:

- A building of this height will need a large number of car parks. This will greatly increase congestion onto an already narrow Clarke Lane which is only just over one car wide. The number of cars coming and going through this laneway with a sixty story building will triple current traffic and congestion.
- Council has already received numerous complaints from residents with regards to the noise created by early morning rubbish collection. This current development would see the number of bins needing to be collected exponentially increased.

Regards,



Annika Broadbent