

2nd September 2010

Attention Amy Watson

NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

WINTEN Property Group – Development Proposal, 88 Christie St St Leonard 2065
NSW Department of Planning – Application number :MP09-0210

How can you be so sure of your claim for employment creation ?

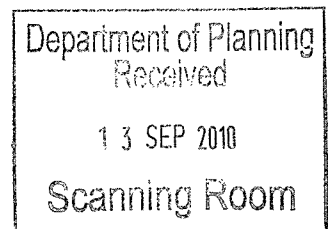
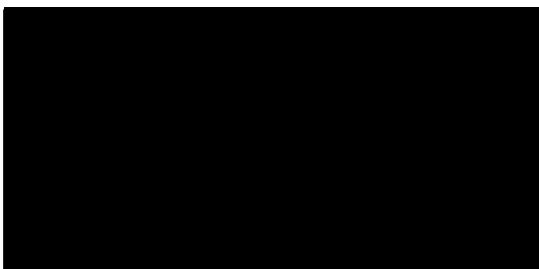
The claims of Traffic Management and flow are badly out of kilter
A one way street with constant traffic flow ,a sure cause for traffic chaos
The corner of Pacific Highway and Christie Street is an extremely busy intersection,
more cars from residents of the units will compound the situation

The height is out of proportion denying views as promised to the purchasers of units in
the Forum and West Forum thus lowering the value on our units to say nothing of our
loss of views.

Why such a large commercial development when there are many vacant shops and offices
in the area

I do not wish my name to be made available to the Proponent

Yours faithfully



Sherlie J. Reid
290/11 Sergeants Lane
St. Leonards NSW 2068.
Phone 02 94376740 Fax 0294395932
e-mail - sherlie.reid@bigpond.com

Department of Planning, attention Amy Watson
GPO Box 39 SYDNEY. NSW 2001

Dear M/s Watson.

Herewith summary of major issues that may be considered in our submission for the development, 88 Christie Street, St. Leonards. MP09-0210..

Yours faithfully,



Sherlie Reid and

Andrea Stephan, Apartment 3408, /1 Sergeants Lane St. Leonards.



Economic Effect

- It is estimated that \$20 million dollars in value will be wiped off property values for owners and superannuation investors amounting to 25% of the proposed Winton building's value. This is based in a 15% reduction in values caused by the blockage of the view of Sydney's greatest global icon "The Sydney Harbour Bridge". The removal of this highly valuable view destroys the high premiums that residents and investors paid for, when purchasing commercial and residential properties, in the Forum development. A point that the Winton Group leveraged when selling off the plan their investment in the NSW Government's rail infrastructure.
- Financial impact on owners of property in the Forum Tower and West – loss of value and amenity
- Requirement for such a large scale commercial development – excess floor space
- Height and scale in excess Lane Cove Council building requirements
- Impact on traffic in the area
- Misleading claims as to employment creation
- Misleading claims as to traffic management and flow

Traffic

- existing capacity unable to cope with current demands let alone the additional traffic feed from the freeway via Chandos street to Christie street to access the proposed development.
- six of the eight levels of the Forum Podium car parking facilities having dedicated car parking spaces for commercial tenants amounting to hundreds of car spaces to service an eleven-story commercial building proving that the use of train and bus services is not valid and further strain will be applied to areas already grid locked peak hour traffic.

Existing developments

- The BM Tower is at the highest geographical point in the area and hence new buildings must be graded in height and not be equal to the IBM building.
- The Forum development was a part of the NSW Government's rail development with the heights of the residential towers providing the economic support for this development, how can the NSW Government then allow this investment in its infrastructure, be impacted by taking away the key reason for buying into the Forum development "it's views" this development is unique and should not be a bench mark for later buildings heights.
- The setback for existing buildings is no more than equivalent to twelve stories including the plant and equipment level
- Vacancy rates for commercial spaces in the St Leonards area are very high and retail is serviced by Crows Nest and Chatswood and, hence, a retail level only raises the effective height of the building without providing an economic/commercial need, but has the effect of dominating the City views that the Winton Group will again use to attract investors as they did with the Forum development.