

Submission Type

I am making a personal submission

Title

First Name

Family name

☐ Name withheld
Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

St Ives

I have made a reportable political donation

Yes

☒ I agree to the Privacy statement

My submission

To: Department of Planning,
I make this submission against the planning proposal which seeks to amend the Ku-Ring-Gai Local Environmental Plan (LEP) 2015 to facilitate the redevelopment of the site for a 5-storey residential flat building with approximately 40 dwellings. My objection is based on intolerable traffic and parking issues and irreversible biodiversity loss. The street has been overdeveloped with two huge, aged care facilities and two new apartment complexes. The traffic is already intolerable and parking on the street is impossible. With 40 new dwellings this will add to the chaos in the street. There appears to have been no thought put into the planning of Killeaton Street at the Mona Vale end. The Environment Protection and Biodiversity Conservation Act 1999 lists 'Turpin-Wine-ironbark Forest of the Sydney Basin Bioregion' as a Critically Endangered Ecological Community. This site has a remnant 287 square metre patch of Sydney Turpin-Wine Ironbark Forest. There is less than .05% in the world. In Ku-ring-gai there is little protection for these critically endangered ecosystems. Threatened species such as the Grey-headed Flying-foxes have been recorded as inhabiting on the site. The potential development will result in the direct loss of approximately 287 square metres of STIF. It is not an insignificant loss, given the survey established the presence or likely presence of three species of bats:
• Pteropus poliocephalus Grey-headed Flying-fox
• Micronomus norfolkensis Eastern Coastal Free-tailed Bat • Miniopterus orianae oceanensis Eastern Bent-wing Bat
The direct loss of trees will represent the loss of potential or realised foraging habitat for these three species. Rezoning to R4 and giving approval to build a 40 story unit block ultimately means cutting down native trees and that is not what the community wants. Former Treasury chief Dr Ken Henry completed a review into the effectiveness of the 2016 Biodiversity act found that Australia's environment must be given legal priority over land-clearing and logging to survive. Please reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destructive impact on the rare flora and fauna.

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Suburb/ Town

St ives

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submission

[Redacted]

18 February, 2023

RE: (PP-2022-1137) Planning Proposal 130 Killeaton Street, St Ives

To: Department of Planning,

I make this submission against the planning proposal which seeks to amend the Ku-Ring-Gai Local Environmental Plan (LEP) 2015 to facilitate the redevelopment of the site for a 5-storey residenWal flat building with approximately 40 dwellings. My objecWon is based on based on intolerable traffic and parking issues and irreversible biodiversity loss. The street has been overdeveloped with two huge, aged care faciliWes and two new apartment complexes. The traffic is already intolerable and parking on the street is impossible. With 40 new dwellings this will add to the chaos in the street. There appears to have been no thought put into the planning of Killeaton Street at the Mona Vale end. The Environment Protec-on and Biodiversity Conserva-on Act 1999 lists 'TurpenWne-Ironbark Forest of the Sydney Basin Bioregion' as a CriWcally Endangered Ecological Community. This site has a remnant 287 square metre patch of Sydney TurpenWne Ironbark Forest. There is less than .05% in the world. In Ku-ring-gai there is lidle protecWon for these criWcally endangered ecosystems. Threatened species such as the Grey-headed Flying-foxes have been recorded as inhabiWng on the site. The potenWal development will result in the direct loss of approximately 287 square metres of STIF. It is not an insignificant loss, given the survey established the presence or likely presence of three species of bats:

- Pteropus poliocephalus Grey-headed Flying-fox
- Micronomus norfolkensis Eastern Coastal Free-tailed Bat
- Miniopterus orianae oceanensis Eastern Bent-wing Bat

The direct loss of trees will represent the loss of potenWal or realised foraging habitat for these three species. Rezoning to R4 and giving approval to build a 40 story unit block ulWmately means cuhng down naWve trees and that is not what the community wants. Former Treasury chief Dr Ken Henry completed a review into the effecWveness of the 2016 Biodiversity act found that Australia's environment must be given legal priority over land-clearing and logging to survive. Please reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destrucWve impact on the rare flora and fauna.

Regards

[Redacted]

Submission Type

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Suburb/ Town

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submission

I object to the proposal. It'll impact my current complex.

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submission

I strongly disagree with the rezone, which will impact the residents in the area with high density and reduced tree coverage. We don't have proper facility to cater the increased population already.

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Email

[REDACTED]

Suburb/ Town

Stives NSW 2075

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submission

I do not agree with the rezoning at 130 Killeaton streets,Stlves NSW 2075.

I cannot understand how the Department of Planning can amend Ku-Ring-Gai council Local Environmental Plan when environmental issues exist on this site, and the local council is strongly opposed.

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The street have two aged care apartments in construction, one townhouse site in construction with two apartments site already exist, it is not appropriate to have another apartment site here. The three construction site already lead the local traffic into a chaos and The busy local traffic troubles local people like us quite a lot, not to mention the noise as part of the this. The population density here is also too high, we definitely don't want St Ives become a suburb that have a lot of apartment and disturb the quiet and relax living style that people enjoyed here.
Please reject this proposal.

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To: Department of Planning

Re: (PP-2022-1137) Planning Proposal 130 Killeaton Street St Ives

I make this submission against the planning proposal which seeks to amend the Ku-Ring-Gai Local Enviromental Plan (LEP) 2015 to facilitate the redevelopment of the site to a 5-storey residential flat building with 40 dewellings.

The objection is based on the following reasons:

1. Intolerable traffic condition and parking issues on killeaton street
The is part of the killeaton street (from 120-140) has already been overdeveloped with two apartment complexes and two aged care facilities. The traffic is intolerable especially during the rush hours. Parking on the street is near impossible. We also had multiple traffic accidents already in the past few years during the crowded streets. Another 40 dewellings apartment block will add further pressure to the existing chaos in the street.
2. Irreversible biodiversity loss
The Enviroment Protection and Biodiversity Conservation Act 1999 lists "Turpentine-Ironbark Forest of the Sydney Basin Bioregion" as a critically endangered ecological community. This site has a remnant 287 square meters patch of Sydney Turpentine Ironbark Forest. Threatened species such as Gre-headed Flying -foxes have been recorded as inhabiting on the site.
The potential development will result in the direct loss of 287 sqm of STIF. It is a significant loss to the presence of three species of bats.
Also rezoning the site to R4 will result in cutting down native trees on the site which is against the community's wish.
- 3 Breach of privacy on current residents in the west side of 132-138 and east side of 124-128 apartment building.
The proposed apartment at 130 Killeaton will result in a very short distance to its neighbouring apartment on both sides and will result in the breach of privacy for the existing residents.

Please reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the above mentioned reasons.

Regards,

[Redacted]

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Suburb/ Town

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submission

I am writing to formally submit my objection to the planning proposal outlined in application number RR-2023-9/PP-2022-1137, which pertains to the construction of a 4-story building in St Ives. While I appreciate the need for development and progress, I am deeply concerned about several issues associated with this proposed project.

1. Traffic Congestion, Increased Traffic, and Limited Parking:
The proposed development lacks sufficient parking facilities to accommodate the potential influx of residents, visitors, and employees. This is especially troubling given the already strained state of street parking in the area. Inadequate parking not only contributes to congestion but also places an undue burden on the existing infrastructure. The increased building height and the subsequent rise in occupancy will inevitably lead to heightened traffic congestion in the surrounding area. The current traffic flow in St Ives is already strained, and the proposed development does not appear to provide effective measures to mitigate this issue.
2. Noise Pollution:
The construction and subsequent operation of a 5-story building are likely to result in elevated noise levels. This could adversely affect the quality of life for nearby residents and disrupt the peaceful character of the neighborhood.
3. Environmental Impact and Tree Removal:
I am deeply troubled by the potential removal of trees in connection with this project. Trees play a crucial role in maintaining the environmental balance, providing oxygen, and enhancing the aesthetic appeal of the neighborhood. St Ives, with its leafy character, is one of the few remaining places in Sydney that still feels in touch with its surrounding nature. The proposed development threatens the unique charm of our suburb, and measures should be taken to preserve the natural ambiance that makes this area distinctive.

In light of these concerns, I urge the Planning Authority to reconsider the approval of this planning proposal and work towards a more balanced and sustainable solution. It is essential to prioritize the well-being and harmony of the community while encouraging responsible development.

Thank you for your attention to this matter. I trust that you will carefully consider the objections raised by the community members during the review process.



17 February, 2023

RE: (PP-2022-1137) Planning Proposal 130 Killeaton Street, St Ives

To: Department of Planning,

I make this submission against the planning proposal which seeks to amend the Ku-Ring-Gai Local Environmental Plan (LEP) 2015 to facilitate the redevelopment of the site for a 5-storey residential flat building with approximately 40 dwellings. My objection is based on based on intolerable traffic and parking issues and irreversible biodiversity loss.

The street has been overdeveloped with two huge, aged care facilities and two new apartment complexes. The traffic is already intolerable and parking on the street is impossible. With 40 new dwellings this will add to the chaos in the street. There appears to have been no thought put into the planning of Killeaton Street at the Mona Vale end.

The *Environment Protection and Biodiversity Conservation Act 1999* lists 'Turpentine-Ironbark Forest of the Sydney Basin Bioregion' as a Critically Endangered Ecological Community. This site has a remnant 287 square metre patch of Sydney Turpentine Ironbark Forest. There is less than .05% in the world. In Ku-ring-gai there is little protection for these critically endangered ecosystems. Threatened species such as the Grey-headed Flying-foxes have been recorded as inhabiting on the site.

The potential development will result in the direct loss of approximately 287 square metres of STIF. It is not an insignificant loss, given the survey established the presence or likely presence of three species of bats:

- *Pteropus poliocephalus* Grey-headed Flying-fox
- *Micronomus norfolkensis* Eastern Coastal Free-tailed Bat
- *Miniopterus orianae oceanensis* Eastern Bent-wing Bat

The direct loss of trees will represent the loss of potential or realised foraging habitat for these three species. Rezoning to R4 and giving approval to build a 40 story unit block ultimately means cutting down native trees and that is not what the community wants.

Former Treasury chief Dr Ken Henry completed a review into the effectiveness of the 2016 Biodiversity act found that Australia's environment must be given legal priority over land-clearing and logging to survive.

Please reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destructive impact on the rare flora and fauna.

Regards



Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐

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Email

[REDACTED]

Suburb/ Town

ST IVES

I have made a reportable political donation

No

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I agree to the Privacy statement

submission

The submission is in the attached PDF.

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First Name

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Family name

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Suburb/ Town

St Ives

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submission

I am very concerned about another high density residential or commercial building going on this site for several reasons.

1. My main concern is the loss of any of the native trees on that lot. Destruction or disruption of the plant life would mean the destruction of habitat for a wide variety of native animals and would also impact residents living close to that lot by reducing tree cover and increasing the temperature of their units. It would also make the whole area less appealing as there are so few trees in that area to begin with.
 2. Adding another high density building is going to cause massive problems for the already unbearable traffic and parking situation in that area of Killeaton Street and in/out of Mona Vale Road. There is not enough parking for current residents and the Thompson residential care centre isn't even opened yet so when it opens it will be even worse. The traffic is dangerous, backed up and is already too much for this road. The parking is nearly impossible for those who already live in the area and it's foolish to think that a new building won't have a negative impact on this. Unless the council convinces the current apartment buildings that they need to give some under cover visitors parking spots to their residents, there is no solution to this massive parking problem.
- Thank you for taking these concerns into consideration.

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First Name

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[Redacted]

Suburb/ Town

St Ives

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submission

My objection is on already intolerable traffic and parking congestion issues and irreversible biodiversity loss.

Due to traffic congestion the area is becoming increasingly unsafe for children, old citizens and other residents to take a walk.

Submission Type

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Title

[Redacted]

First Name

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Family name

[Redacted]

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[Redacted]

Suburb/ Town

St Ives

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submission

Subject: Opposition to New High-Density Residential Proposal in 130 Killeaton St in St Ives

Dear Officer,

I am writing to express my strong opposition to the proposed high-density residential development in 130 Killeaton St. As a concerned resident of the community, I believe that approving such a project would have detrimental effects on the quality of life for current residents and exacerbate existing issues related to parking congestion and traffic congestion. This is no longer a family friendly street to live in.

The proposed development comes at a time when our community is already struggling with overcrowding and strained infrastructure. With two senior care facilities and two high-density apartment buildings, 2 high-density townhouses already in existence, the addition of another high-density residential complex would further burden our neighborhood's resources.

One of the most pressing concerns is the chronic shortage of parking spaces. Residents in the area already face significant challenges in finding available parking near their homes, particularly during peak hours. Adding more residential units without a comprehensive plan to address parking needs would only exacerbate this problem, leading to increased frustration and inconvenience for residents.

Furthermore, the proposed development would undoubtedly worsen traffic congestion along our streets. The current traffic situation is already a source of frustration for residents, with gridlock during peak hours making it difficult to navigate our neighborhood safely and efficiently. Introducing more residents into the area without improvements to our transportation infrastructure would only compound these issues, posing risks to both pedestrian and vehicular safety.

In addition to the immediate concerns about parking and traffic, the proposed development raises broader questions about the long-term sustainability and livability of our community. Without adequate planning and consideration for the existing needs and limitations of our neighborhood, haphazard development threatens to erode the sense of community and place that residents value.

Allowing this area to be cleared for high-density residential construction would result in irreversible damage to our local ecosystem. The loss of mature trees and natural vegetation would not only diminish the aesthetic appeal of our neighborhood but also disrupt critical wildlife habitats and reduce the overall resilience of our environment in the face of climate change.

Furthermore, the conversion of green space into concrete jungles contributes to the phenomenon of urban heat islands, exacerbating temperature extremes and compromising air quality in our community. The importance of preserving green spaces cannot be overstated, as they play a crucial role in mitigating the adverse effects of urbanization and promoting environmental sustainability.

Given these concerns, I urge you to deny the proposal for the new high-density residential development in 130 Killeaton St. Instead, I urge the responsible authorities to prioritize smart growth strategies that promote sustainable development, enhance quality of life for current residents, and preserve the character of our community.

Thank you for considering my views on this important matter. I trust that you will make the right decision for the future of our neighborhood.

Best Regards.

Submission Type

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Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

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[Redacted]

Suburb/ Town

St Ives

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submission

I support the development because we need more homes for people to live in the area. If we keep on restricting developments then the only people who could afford to live here would be the ultra wealthy. I want a diverse community for my children.

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Title

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First Name

[Redacted]

Family name

[Redacted]

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Email

[Redacted]

Suburb/ Town

2072

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submission

This proposal over develops a previously suburban street with no planned infrastructure increase. Our suburbs cannot sustain this type of development. It will cost the living standards of our future generations. Plan now for the future. Develop when overall planning is in place.

Please reject this proposal

Thank you

[Redacted]

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

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Suburb/ Town

St Ives

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submission

Unless Ku-ring-gai Council are going to be proactive with the Department of Planning, who in return are going to be proactive with the RMS, Mona Vale Rd is already to capacity. Its ironic that council are proactive with Welcome to Country, acknowledging the traditional owners and custodians, but have no problems in over developing that same land. The irony is amazing and I object outright to this development.

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[REDACTED]

First Name

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[REDACTED]

Suburb/ Town

St ives

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Just devastating to see our suburbs turn into flats

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Family name

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Suburb/ Town

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I am not in

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Suburb/ Town

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I am not in favour of this development on account of wasting of natural habitat.

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Email

Suburb/ Town

Forestville

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submission

To: Department of Planning,

The street has been overdeveloped with two huge, aged care facilities and two new apartment complexes. The traffic is already intolerable and parking on the street is impossible. With 40 new dwellings, this will add to the chaos in the street. There appears to have been no thought put into the planning of Killeaton Street at the Mona Vale end.

The Environment Protection and Biodiversity Conserva-on Act 1999 lists ‘Turpenine-Ironbark Forest of the Sydney Basin Bioregion’ as a Critically Endangered Ecological Community. This site has a remnant 287 square metre patch of Sydney Turpentine Ironbark Forest. There is less than .05% in the world. In Ku-ring-gai there is little protection for these critically endangered ecosystems. Threatened species such as the Grey-headed Flying-foxes have been recorded as inhabiting the site.

The potential development will result in the direct loss of approximately 287 square metres of STIF. It is not an insignificant loss, given the survey established the presence or likely presence of three species of bats:

- Pteropus poliocephalus Grey-headed Flying-fox
- Micronomus norfolkensis Eastern Coastal Free-tailed Bat
- Miniopterus orianae oceanensis Eastern Bent-wing Bat

The direct loss of trees will represent the loss of potential or realised foraging habitat for these three species. Rezoning to R4 and giving approval to build a 40-story unit block ultimately means cuhng down native trees and that is not what the community wants.

Former Treasury chief Dr Ken Henry completed a review into the effectiveness of the 2016 Biodiversity act found that Australia’s environment must be given legal priority over land clearing and logging to survive.

Having friends in one of the other complex and also family members at the Aged Care facility, it has made it difficult to find parking to visit also the traffic I have had near misses of accidents as other try to find and rush to get parking spots.

Please reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destructive impact on the rare flora and fauna.

Regards

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[REDACTED]

First Name

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Family name

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Email

[REDACTED]

Suburb/ Town

2075

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submission

The area is already too crowded specially Killeaton St is like a HWY

Submission Type

I am making a personal submission

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[Redacted]

First Name

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Family name

[Redacted]

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[Redacted]

Suburb/ Town

2075

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The area is already too crowded specially Killeaton Street is like a HWY
Huge traffic issues on that area makes life harder for locals

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The potential development will result in the direct loss of approximately 287 square metres of STIF. It is not an insignificant loss, given the survey established the presence or likely presence of three species of bats:

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submission

Dear Sir / Madam

I would humbly want to request that you to reconsider rezoning 130 Killeaton Street. Having another high density housing in this street will impact many things. Native life, traffic and parking are the first things that come to my mind.

I have been living in [REDACTED] for around 3 years. When I moved in here I could hear Kookaburras every day, they would sit on trees along the east side of the complex (near 130 Killeaton St). Unfortunately, since the new constructions (142 Killeaton st, 144-146 Killeaton St, 99-103 Killeaton St, 265-269 Mona Vale Rd) started, I barely see any Kookaburra or Cockatoos around the area.

This street is already saturated by apartments, adding more units means rubbing native animals from their habitat. An educational institute has to have some play area and greenery which reduces the impact on native life.

Please consider the impact that we have as community on future generation, cutting trees and reducing natural habitat has irreversible consequences. You are currently in a position that can make a "Green" choice by preserving as much of our nature as possible. Please help saving future generation.

Best Regards,

[REDACTED]

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I have been living in [Redacted] for around 3 years. When I moved in here I could hear Kookaburras every day, they would sit on trees along the east side of the complex (near 130 Killeaton St). Unfortunately, since the new constructions (142 Killeaton st, 144-146 Killeaton St, 99-103 Killeaton St, 265-269 Mona Vale Rd) started, I barely see any Kookaburra or Cockatoos around the area.

This street is already saturated by apartments, adding more units means rubbing native animals from their habitat. An educational institute has to have some play area and greenery which reduces the impact on native life.

Please consider the impact that we have as community on future generation, cutting trees and reducing natural habitat has irreversible consequences. You are currently in a position that can make a "Green" choice by preserving as much of our nature as possible. Please help saving future generation.

Best Regards,
[Redacted]

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

St ives

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

The street is over developed and not enough planning has gone into how the road will cope with traffic. Adding an additional 80 new cars to the traffic will have horrendous effects on an already busy road. I encourage the government to come and drive at peak times and sit in bumper to bumper traffic for up to an hour. Not only is the traffic an issue-the bulldozing of precious forest is horrendous. Native animals call this place home, there is only 0.5% left in the road of this particular forest. Take your development and your money somewhere else. It makes no logical sense to build on this road.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

St Ives

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destructive impact on the rare flora and fauna.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Woonona

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I strongly support this development, it is sensible and reasonable mid-rise housing that we all need. I have been priced out of Sydney and continue to travel 3:30 to get to Martin pl, so we need more homes and this delivers for people like me. The housing crisis is now greatly effecting my current Wollongong council area from the Sydney exodus due to lack of building in Sydney -we now have a crisis low 1.5% rental vacancy rate. Developments like these are the way to go to keep people in their own communities and near work and amenity.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

2075

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

We live very close to this area and strongly disagree with the further development as outlined in this proposal.

Please reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destructive impact on the rare flora and fauna.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

St Ives

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☒ I agree to the Privacy statement

submission

I live on this street, what used to be a lovely quiet street has turned to mayhem with mid rise complexes, limited parking and now barely any due to work zones, and two aged car homes. If this is going forward there needs to be more parking provided to residents. It's horrible to see the suburb your grew up in turn into daily chaos.

Submission Type

I am making a personal submission

Title

██████████

First Name

██████████

Family name

██████████

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

████████████████████

Suburb/ Town

St ives

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

This is totally insane-Killeaton is already a parking lot during oak hour with cars progressing at an average of less than 5kph-thos is the dictionary definition of insanity-uncontrolled housing development with zero infrastructure development-INSANE!!

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

2075

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I would strongly oppose to this development proceeding. Traffic is already a mess and seeing more and more issues arise with the existing developments in the area.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

2075

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

<https://www.planningportal.nsw.gov.au/ppr/under-exhibition/130-killeaton-street-st-ives>

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

St Ives

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submission

That part of Killeaton Street has been already overdeveloped with two huge, aged care facilities and two new apartment complexes. The traffic is already intolerable and parking on the street is impossible. With 40 new dwellings, this will add to the chaos in the street. More careful street planning is desperately needed before we approve more high-density dwelling projects.

Please reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destructive impact on the rare flora and fauna.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

St Ives

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No

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submission

I am supporting the submission of [REDACTED] to oppose the development of this site for 3 key reasons:

1. Available parking and traffic on this street is already at unmanageable levels.
2. The environmental impact is significant as outlined in Ms Haywood's submission.
3. Access to Mona Vale Road in the mornings and afternoons is crucial for 2 daycares and 2 schools (Corpus Christi and Masada) on Link Road, two of which have entrances on Mona Vale Road. As it stands the traffic is extreme, making it difficult to drop off and collect children on time, with extensive delays most days.

As a resident of St Ives, I urge you to carefully consider the implications of allowing yet another multi-dwelling building in that street, further impacting a large number of existing residents in St Ives.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

St Ives

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submission

Killeaton street has already been overdeveloped with 2 new massive nursing homes and 2 residential unit buildings being built. There are vehicles parked on both sides, making visibility impossible and entering and exiting the street towards Mona Vale road a dangerous and lengthy. Adding more units will only contribute to the chaos in this end of Killeaton street. It appears that there is total lack of planning od this street and further overdevelopment will only contribute to the chaotic and already dangerous traffic situation. Furthermore, adding a 5 story building with 40 more units will cause the loss of even more trees adding to the pollution and having an impact on the environment. As a resident of an apartment building I understand the need for development but please consider the quality of life in these buildings and reject this proposal.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department’s website

Email

[Redacted]

Suburb/ Town

St Ives

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Too many apartments & no car park on a street

Submission Type

I am making a personal submission

Title**First Name**

-- --

Family name

-- --

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

St Ives

I have made a reportable political donation

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☒ I agree to the Privacy statement

submission

Over development, no parking, opposite aged car and in between apartments. Destruction of forest. Joining Mona Vale road from Killeaton in peak, school times is already ridiculously difficult.

Submission Type

I am making a personal submission

Title

— —

First Name

— —

Family name

— —

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted email address]

Suburb/ Town

St Ives

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Please do not proceed with this development. Traffic and parking in the area is already a debacle and we do not need another multi-story apartment block in the area.

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

GORDON

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Subject: Strong Opposition to Proposed Rezoning of 130 Killeaton Street, St Ives.

I am writing to vehemently oppose the proposed Rezoning of 130 Killeaton Street, St Ives.

This ill-conceived proposal threatens the very essence of the community and stands as an affront to their desires and concerns. Adding more high density living will undoubtedly lead to furthering St. Ives's future towards an overpopulated and cramped living environment, and erode the peaceful and idyllic nature of the suburb.

St Ives is not just a community; it's also a habitat for various wildlife and a part of a delicate ecosystem. Introducing this high-density building will disrupt the natural balance and habitat of wildlife and encroach on a vital green space, posing a threat to the areas biodiversity.

I implore you to consider the ecological consequences of these proposed changes. St Ives is not just about homes; it's about coexisting with the natural world around us. I urge you to reconsider these plans and find a balanced approach that ensures growth without compromising the wellbeing of our wildlife and the delicate ecosystem.

I urge the authorities to discard this misguided proposal and instead engage in a meaningful dialogue with the community to explore alternative solutions that respect the values and wishes of St Ives's residents. The proposal in its current form is a direct assault on our way of life, and I implore you to reconsider any measures that would compromise the distinct identity of St Ives.

Thank you for considering the strong sentiments of the community in this matter. I trust you will prioritize the well-being and preferences of St Ives's residents over the proposed reforms.

Sincerely,

Submission Type

I am making a **personal submission**

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

St ives

I have made a reportable political donation

No

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submission

I am against this development due to the poor infrastructure planning around this site, the loss of rare green space within the suburb and the over development of St Ives. The traffic is already grid locked, the school's full to the brim and the need for vehicles due to the poor public transport links. This type of development is more suited close to a train station.

Submission Type

I am making a personal submission

Title

--

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

2075

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

To: Department of Planning,
The street has been overdeveloped with two huge, aged care facilities and two new apartment complexes. The traffic is already intolerable and parking on the street is impossible. With 40 new dwellings, this will add to the chaos in the street. There appears to have been no thought put into the planning of Killeaton Street at the Mona Vale end. The Environment Protection and Biodiversity Conserva-on Act 1999 lists ‘Turpenine-Ironbark Forest of the Sydney Basin Bioregion’ as a Critically Endangered Ecological Community. This site has a remnant 287 square metre patch of Sydney Turpentine Ironbark Forest. There is less than .05% in the world. In Ku-ring-gai there is little protection for these critically endangered ecosystems. Threatened species such as the Grey-headed Flying-foxes have been recorded as inhabiting the site. The potential development will result in the direct loss of approximately 287 square metres of STIF. It is not an insignificant loss, given the survey established the presence or likely presence of three species of bats:
• Pteropus poliocephalus Grey-headed Flying-fox
• Micronomus norfolkensis Eastern Coastal Free-tailed Bat • Miniopterus orianae oceanensis Eastern Bent-wing Bat
The direct loss of trees will represent the loss of potential or realised foraging habitat for these three species. Rezoning to R4 and giving approval to build a 40-story unit block ultimately means cuhng down native trees and that is not what the community wants. Former Treasury chief Dr Ken Henry completed a review into the effectiveness of the 2016 Biodiversity act found that Australia’s environment must be given legal priority over land clearing and logging to survive. Please reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destructive impact on the rare flora and fauna.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

St Ives

I have made a reportable political donation

No

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submission

I reject this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destructive impact on the rare flora and fauna.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

St ives

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No

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submission

I am opposed to the overdevelopment at 130 Killeaton St. There are so many units and aged care that the traffic is terrible for locals. Also the wildlife needs some trees and development has appeared to cut down every tree in sight. Enough has been built there. Pkease stop.

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

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Email

Suburb/ Town

St Ives

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submission

I want to mention that this new change and proposed development is not correct, and I want to reject this proposal because of these reasons:
1-the area has already two apartment complex and adding this one at the middle will create a local micro-climate issue which will increase the local temperature and also create localieed wind and temperature variation. This issue will affect the bio-diversity and also will affect the tress around the buildings.
2-This micro-climate formation will affect the living experience of people around the area which includes two aged-care that has just built in the same street.
3-Because of the localised micro-climate, it will affect the temperature profile and eventually will change the health of people living in this area in long run.
4-Adding this building in this street will increase the population of the stress. Please consider that this street already has two apartment complex and recently building of two-aged care has been completed and one apartment complex is about to finish. Also, there are new planning development in other sites in the same street. This will increase the density of street and area above the approved density for this location.
5- This street is already very busy and adding one more building complex will increase the car traffic massively in addition to increase of noise level above the standard value.

I strongly reject this proposal and hope the decision made based on the comfort of living of people. I am happy to provide additional information about each point if needed.

Thank you very much in advance

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department’s website

Email

[Redacted]

Suburb/ Town

St ives

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Don’t disturb our wild life and valuable leafy trees. .
Already populated on Killeaton street with multiple apartment complex.
Don’t want face window to window to the building next door

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

2075

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

As a resident of [REDACTED] this area is already under so much pressure for street parking and traffic. It's becoming quite dangerous due to all the recent construction of the aged care home across the road as well. We are also losing all our native wildlife and treescapes that are keeping our neighbourhood beautiful. Please don't add more chaos to our street!!

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

St Ives

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No

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submission

Please we have had non stop building all around us for over 2years. Parking is a disaster. Sometimes too close to the driveway into our building [Redacted] Please can we have some stress relief. Thank you

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

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Email

Suburb/ Town

St. Ives

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No

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submission

Submission re Planning Proposal PP-2022-1137 (130 Killeaton Street, St. Ives NSW 2075)

1. This submission is addressed to the Sydney North Planning Panel.
2. As residents and owner representatives, we object to the Planning Proposal nominated above.
3. Our reasons are as follows:
4. The site directly adjoins the Corpus Christi Primary School. The noise and air pollution generated during the several years of the excavation and construction phase of the development will be severe and grossly detrimental to the learning, health and quality of life of the children. These children are the same children who have endured significant impacts on their mental, physical and emotional health and well-being through the course of the pandemic. (Recent media publicity highlighting this issue confirms its importance for the current generation of children and includes a comment by child and adolescent health expert, Dr. Michael Carr-Greig that the impact of the pandemic on children is very substantial and has a long tail.)They should not suffer further through this development.

The Planning Proposal gives no evidence of any attention to this vital child, social and community development consideration.

5. The site fronts onto Killeaton Street. Parking on this street is already evidencing the impact of resident second vehicle parking demand generated by the 300 apartment Alcove complex adjacent to the proposed development site. Parking demand is further impacted by the apartment complex to the West (approximately 70 apartments), corner of Mona Vale Road. Completion of the large Thompson Healthcare Aged Care facility in April or May 2024 will generate ad hoc overflow parking demand (beyond its underground visitor parking facilities) on Killeaton Street. The Planning Proposal will lead to a 40 apartment development which in turn will generate at least 20 second vehicle parking demand on Killeaton Street.

Cumulatively, these demands are clearly unsustainable.

The traffic study report gives no evidence of systematic investigation over time of parking demand on Killeaton Street. The report is therefore inadequate and a further report should be commissioned, to be undertaken by a suitably expert consultant.

6. The ecological, biodiversity and arboreal studies are inadequate, poorly integrated and reflect only a limited analysis and appreciation of the severely detrimental ecological impact of the development and on the amenity of the site generally due to removal of 17 trees and consequent destruction of the outlook from Alcove Apartment Block A.

The biodiversity study concentrates on flying foxes and appears to have ignored the habitat provided by the site for birds, including kookaburras, rosella, magpies, cockatoos and noisy minors all of whom are consistently present in substantial numbers, In addition, possums and lizards will have their habitat substantially destroyed, impacting the food web and livelihood prospects of each species. Nearby wooded areas providing alternative habitats are also slated for development, bringing further environmental detriments.

7. No political donations have been made by the author of this submission at any time and definitely not within the last two years.

Dear Sir/Madam,

I write in relation to the Planning Proposal for 130 Killeaton Street, St Ives. (Lot 1, DP 748682)

I object to the proposal (a 5 storey, 40 unit complex) for the following reasons:

- **The destruction of scores of trees**

We need to protect Ku-ring-gai's urban tree canopy. This site is a wildlife corridor. The trees are home to possums and a huge variety of native birdlife, including kookaburras. I overlook the site and regularly have cockatoos, lorikeets, noisy miners, butcher birds, king parrots, magpies and currawongs drinking from and bathing in the birdbath on my balcony. Removal of these trees will displace so much native wildlife. The trees are their homes too.

The original arborist and ecologist report originally commissioned by the investor/developer mis-identified trees. Was this to enable the rezoning of the site and the removal of scores of trees?

The trees have since been correctly identified as Sydney Turpentine Ironbark Forest (STIF) & Blue Gum High Forest (BGHF). If the proposed development is approved, it will result in the removal of over 50 critically endangered trees.

The NSW govt has set a goal to nearly double Greater Sydney's tree canopy coverage in just over a decade. How is the destruction of these trees working towards achieving that target? A spokesperson for the Dept of Planning, Housing & Infrastructure is on record stating the State Government remains committed to achieving the 40% target by 2036 'with more than \$35 million awarded to Councils across Greater Sydney for more than 130 urban greening projects'. How does rezoning this site to enable the destruction of these trees reconcile with that commitment?

- **Increased traffic and parking pressure**

A traffic study of this section of Killeaton St East was done some years ago and prior to the completion of two very large aged care homes plus an additional townhouse complex within the immediate vicinity of 130 Killeaton Street. Residents already struggle to find on-street parking. This does not indicate any appropriate planning or thought for the amenity of residents in this area.

- **Infrastructure overload**

Is the Dept of Planning, Housing & Infrastructure intending to conduct a study into the impacts on infrastructure in this area, before considering approving this rezoning or development?

- **Rezoning**

The proposed rezoning of 130 Killeaton Street is putting developer's needs before the Community's needs. The developer bought the site knowing it was zoned SP2. Why should the developer benefit from a rezoning? In my opinion, a rezoning would offer the developer a sizeable financial windfall and offer nothing of benefit to the community.

Local communities should have a say in what works best for them. Residents in this street already know the difficulties they have with traffic and parking.

I would like to invite a representative from the Dept of Planning, Housing & Infrastructure to come out to 130 Killeaton Street, St Ives and see what a new 5 storey, 40 unit complex will mean for this 200m section of Killeaton Street.

Yours sincerely.

████████████████████

Submission Type

I am making a personal submission

Title

First Name

Family name

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

ST IVES

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

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I object to the proposal (a 5 storey, 40 unit complex) for the following reasons:

• The destruction of scores of trees

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Yours sincerely,

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

ST IVES

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submission

Strongly against proposal PP-2022-1137. Building too close to evergreen building. Multiple balconies looking directly into our bedroom window, lack of sense of privacy. sun reflection of western sun will enter our apartment, Meriton building already does this. 50 percent of the building facing west and the other east, no quality of comfort for the residents of proposed building. Too many trees will be lost losing feel of suburb. Not enough street parking now let alone supporting another multi occupancy development especially since every unit anywhere are under supplied for parking to begin with. Street is already over developed, near misses due to lack of visibility with parked cars on road with other cars and pedestrians. Proposed building one story to tall and have too many units in such a bloated building, at least double for such a small block. Block would suit a line of 2 story townhouses which I would support. Too many people for an already over populated street.

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

St Ives

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

1/Parking & traffic issues. Traffic study was done long before construction of 2 aged care facilities and a townhouse complex within a 250m stretch of the proposed development.
Killeaton Street is already overloaded with parked cars between Mona Vale Rd and Yarrabung Rd and it will be even worse when the 2nd Aged Care Home is up and running.

2/Destruction of trees & native wildlife habitats. Ecological study was commissioned by developer & contains wrongly identified trees which are actually endangered

3/Overloading of existing infrastructure.

4/Rezoning of the site benefits the developer financially but provides no benefit to the surrounding community.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

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Email

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Suburb/ Town

St Ives

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submission

I live in the apartment complex next door to 130 Killeaton Street, and we already find it extremely difficult to drive along this street due to the sheer number of cars parked alongside at all times, adding another complex to the street is going to push this to breaking point.
Another concern is the huge number of trees on the property that will potentially be cut down in order to build another complex.

Title

First Name

Family name

☒ Name withheld

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Submission to Reject Planning Proposal

I am writing to express my strong opposition to the proposed planning. After thorough consideration of the proposal and its potential impact on the community and environment, I firmly believe that this development should be rejected for the following reasons:

1. Overcrowding and Traffic Congestion: Killeaton Street and its surrounding area are already burdened with heavy traffic congestion due to the presence of two large-scale apartment complexes, two significant aged care facilities, and ongoing construction of another apartment complex, all in just 400 meters of Killeaton street. The street is consistently packed with vehicles, especially during peak hours, causing inconvenience and safety hazards for residents and commuters. Introducing another building would exacerbate this problem, leading to further congestion and inconvenience.
2. Destruction of Biodiversity: The proposed development threatens the unique biodiversity of our neighbourhood by destroying existing trees and plants. These natural elements play a crucial role in maintaining the ecological balance and enhancing the quality of life for residents. By allowing the destruction of such valuable green spaces, we risk irreversibly damaging the ecosystem and depriving future generations of their benefits.
3. Impact on Microclimate: The concentration of multiple apartment complexes in close proximity raises concerns about the creation of a localised microclimate in this part of St Ives. Such conditions can lead to increased temperatures, creating discomfort and health risks for both humans and wildlife. Moreover, altering the natural airflow patterns by erecting additional structures could further exacerbate these adverse effects, making the environment inhospitable for inhabitants.
4. Disruption of Air Circulation and Pressurised Systems: The proposed development, situated between existing apartment complexes, poses a threat to the natural air circulation and creates a small corridor essential for maintaining airflow. Blocking this corridor would disrupt the balance of pressurised systems, adversely affecting the full ecosystem and increased vulnerability to environmental hazards.

Considering these significant concerns, I request to reject the proposed planning. Instead, I encourage the exploration of alternative solutions that prioritise sustainability, community well-being, and environmental conservation.

Thank you for your consideration. I trust that you will give careful consideration to the implications of this proposal and make a decision that best serves the welfare of our community and its residents.

Title

First Name

Family name

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Opposition to Planning Proposal

I am writing to express my vehement opposition to the proposed planning. Having carefully deliberated on the possible consequences, I urge a firm rejection of this proposal based on the following compelling reasons:

1-Traffic Congestion and Safety Concerns: The addition of another large-scale building on Killeaton Street, which is already grappling with significant traffic from numerous apartment complexes and aged care facilities, would worsen the current congestion problems. During peak hours, the street becomes a bottleneck, causing frustration and posing significant safety hazards for pedestrians and motorists alike. Approving further development in same area would only compound the problem and compromise the safety and well-being of residents.

2-Destruction of Precious trees: this area boasts a unique array of trees and plants that contribute to the biodiversity and aesthetic appeal of our neighbourhood. These trees are not only essential for maintaining a healthy environment but also serve as vital habitats for local wildlife. We must prioritise the preservation of our natural heritage over short-term gains.

3-Potential Impact on Microclimate and Environmental Health: The proliferation of apartment complexes in close proximity raises concerns about the potential formation of a localised microclimate in this part of St Ives. Such conditions could lead to localised elevated temperatures and decreased air quality, posing health risks for residents and exacerbating climate-related challenges in localised settings. Moreover, altering the natural airflow patterns by erecting additional structures may have unforeseen consequences for the environment, disrupting ecosystems and exacerbating environmental degradation.

4-Disruption of Ecological Balance: The proposed development, sandwiched between existing apartment complexes, threatens to disrupt the delicate ecological balance of our neighbourhood. By obstructing natural air circulation and creating a barrier to wildlife movement, the proposed building would further fragment habitats and exacerbate biodiversity loss. This disruption could have cascading effects on the health and resilience of our local ecosystems, jeopardising the long-term sustainability of our community.

In light of these compelling concerns, I request to reject the proposed planning. Instead, I urge you to prioritise sustainable development practices that respect our natural environment and promote the well-being of our community.

Thank you for considering my submission. I trust that you will adequately consider the raised concerns and make a decision that reflects the best interests of our neighbourhood and its residents.

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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Email

[REDACTED]

Suburb/ Town

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submission

I am writing to you regarding the proposal development for 130 Killeaton St.Ives (40 Units)

There is a few discrepencises with regards to the drawings between the adjacent block 132-138 Killeaton Street.
It seems that these drawings are either incorrect or depicted in a manner intended to deceive.

Reasons that these drawings are questionable:

* 132-138 Killeaton Street is showing as 6 stories when it is actually 5 (page7).

* building shows incorrect depicted drawing on low side Page 7

* The drawing in the proposal is showing a incorrect drawing of 132-138 Killeaton. The block adjacent to the development is Block A with 5 stories. In the drawing it is showing 6 stories.

Can you please confirm that these drawings are correct and up to date?.

I question if the traffic studies were conducted before or after the construction opposite (Aged Care).

There are reports circulating from arborist claiming that these trees rare gum trees should not be removed .

The proposed new LEP should not obtain a greater advantage of over shadowing with height on the existing dwellings constructed under the existing LEP.

This development was to be a kindergarten and was sold as a DA approved kindergarten not a unit block. It should not be allowed to be higher than the existing buildings.

Due to the questionable and unclear nature of these drawings I request that these drawings be amended/corrected and re exhibited.

Regards,

[REDACTED]

Submission Type

I am making a personal submission

Title

First Name

Family name

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I wish to add to my earlier submission of 9/3/24. In my opinion the architectural plans are incorrect and misleading, if not deceitful.

On page 7 of 15 of the Concept Architectural Plans Attachment, 126 Killeaton Street is shown as having more floors than it actually does. This existing complex is to the west of the proposed development and is only a 3 storey building , not a 4+ storey as shown on the plan.

It is certainly much lower in height than shown on the plan and obviously lower than the existing complex at 132-138 Killeaton St to the east of the proposed development.

In addition, the existing unit complex at 132 Killeaton St to the east of the proposed development is only a 4 storey complex.

The proposed development of 5 storeys will overshadow the existing unit complex at 126 and severely impose on the unit complex at 132.

It is imperative that the plans are correctly drawn and resubmitted because they are giving misleading information.

Reps from the Dept of Planning, Housing & Infrastructure need to come out and view this site before this proposed development is approved.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

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Email

[Redacted]

Suburb/ Town

St Ives

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submission

I am writing to express my concerns regarding the planning proposal PP-2022-1137.

As a resident of the neighboring property on the second floor with all windows facing west, I am particularly concerned about the implications this development will have on the natural sunlight access to my home. The proposed maximum building height of 17.5m and a floor space ratio of 1.3:1 for the establishment of a 5-story residential building will significantly obstruct the western sunlight that currently illuminates my 2-bedroom unit.

The availability of natural sunlight is not only critical for the physical well-being of the residents but also plays a significant role in the mental health and overall quality of life. The overshadowing caused by the proposed development would result in a considerable reduction of sunlight to my property, especially during the critical hours of the day.

Moreover, while I acknowledge the need for urban development and the strategic merit of increasing high-density residential zones as discussed in the briefing report and supported by various planning instruments and policies, I strongly believe that such developments should not detrimentally impact the livability and environmental quality experienced by the existing residents.

Therefore, I urge the planning authorities and the Sydney North Planning Panel to consider the following in their review and decisions on this proposal:

- 1, A detailed and specific assessment of the sunlight impact on neighboring properties, particularly those immediately adjacent to the proposed development site.
 - 2, Possible modifications to the proposed development to mitigate the impact on sunlight access to neighboring residences, such as reducing the building height, revising the building massing, or implementing design changes that allow for greater sunlight penetration.
 - 3, Engagement with affected residents to discuss concerns and explore possible solutions that balance development objectives with the existing community's rights to light and quality of life.
- I appreciate the opportunity to make this submission and hope that my concerns, along with those of my fellow neighbors, will be given careful consideration in the planning and decision-making process.

Yours sincerely,

[Redacted]

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

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Email

Suburb/ Town

St Ives

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- 3, Engagement with affected residents to discuss concerns and explore possible solutions that balance development objectives with the existing community's rights to light and quality of life.

I appreciate the opportunity to make this submission and hope that my concerns, along with those of my fellow neighbors, will be given careful consideration in the planning and decision-making process.

Yours sincerely,

SUBMISSION: RR-2023-9 130 KILLEATON STREET, ST IVES NSW 2075 (PP-2022-1137)

Introduction

There is no doubt that better plans for more affordable and an increased housing stock for Australians is required. However, this should not be considered in isolation, to satisfy short term gains, or take precedence over the consideration for longer term environmental and community impacts. Australia's environment and its biodiversity should be given priority over land clearing for individual gain. The current rezoning proposal will not produce affordable or rent to buy housing stock that would most benefit the community and does not take material steps in its design to remove, address or mitigate its environmental impacts on our native flora and fauna.

Traffic and Infrastructure

This part of Killeaton Street has already witnessed a large amount of development to increase housing stock. This has included a large Meriton development of 300 units (Alcove, 132-138 Killeaton Street) on the former College of St Pius X Monastery Site, a site rezoned from SP2 to R4 specifically for this purpose, the development of a 74-unit complex on the corner of Mona Vale Rd and Killeaton Street (124-128 Killeaton Street) and the currently under construction development of 10 townhouses at 142 Killeaton Street. These last two developments replacing single dwelling housing stock. Due to inadequate planning policies that legislate appropriate off-street parking for these developments, on street parking associated with these developments now produces traffic chaos creating a safety hazard for pedestrians and drivers trying to exit or enter the existing developments and navigate the narrow street.

In addition, further pressure is placed on this section of Killeaton Street with the recently completed Estia Aged Care Facility on the corner of Yarrabung Rd and the soon to be completed Thompson Aged Care facility on the corner of Mona Vale Rd. Both of this community facilities will have a significant impact on the volume of traffic moving through this area. This has not been accounted for in the Traffic Report prepared as part of this proposal nor has the traffic report considered the impact of the new townhouses.

Although the supporting documents generated by the developer¹ indicate that the proposal will comply with planning policies including the required number of off-street parking spaces the documents attached to the proposal do not support the traffic report. Councils Local Centres DCP requires that a total of fifty-four resident spaces and ten visitor spaces (64 in total) be provided for a development of this size and accommodation mix. The Architect's drawings submitted as part of the proposal only indicate sixty-two spaces. Although this may be considered a minor deviation at this stage, it demonstrates that the proposal has not fully considered its impact on the already unmanageable traffic and infrastructure situation at this end of Killeaton Street.

The rezoning of this land to accommodate forty additional dwellings will overwhelm the currently unsustainable traffic condition on this section of Killeaton Street and key aspects of traffic generation (two aged care facilities and a new townhouse development) have not been considered in the traffic report. If this rezoning is to be considered, conditions must be attached to alleviate the already inadequate street parking and untenable pedestrian safety situation.

¹ "Proposed Residential Planning Proposal 130 Killeaton Street, St Ives Traffic, Transport and Parking Assessment Report" 6th May 2022, Prepared by Terraflow Pty Ltd Traffic and Parking Consultants and "Planning Proposal 130 Killeaton Street, St Ives, NSW 2075" prepared by Mackenzie Architects International dated 29 March 2022.

Environment Fauna and Flora

The Turpentine–Ironbark Forest is listed as a critically endangered ecological community under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). It is recognised as two separate endangered ecological communities in New South Wales listed under the *Threatened Species Conservation Act 1995*. The NSW-listed ecological communities are known as the Sydney Turpentine–Ironbark Forest and the Blue Mountains Shale Cap Forest.

This 2,803m² site the subject of this proposal has a remnant 287m² patch of Sydney Turpentine–Ironbark Forest (STIF) or 10% of its total area. The proposed development will result in the direct loss of 15 STIF with only 6 STIF to be retained, clearing over 70% of the STIF on the site. This is not an insignificant loss and the impact of this has been significantly diminished in the developer supplied reports given that a survey has established the presence or likely presence of three species of bats.

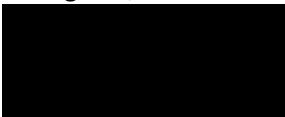
1. *Pteropus poliocephalus* (Grey-headed Flying Fox)²,
2. *Mormopterus norfolkensis* (Eastern Coastal Free Tailed Bat),
3. *Miniopterus orianae oceanensis* (Large Bent-wing bat)

The direct loss of STIF trees will represent the loss of potential or realized foraging habitat for these three species, all of which are identified on *Biodiversity Conservation Act 2016* as **vulnerable** and whose main threat to continued existence is the loss of foraging and roosting habitat. The rezoning proposal and consequent development plan have failed to adequately consider and have deliberately diminished its impact on the flora or fauna of the site and makes no active effort to minimize, mitigate or reduce this impact.

Summary

Based on the untenable impact on traffic and parking and the destructive and detrimental effect on our native flora and fauna this proposed rezoning will have, please reject this planning proposal to rezone 130 Killeaton Street, St Ives from SP2 to R4. The planning proposal does not provide housing stock that will positively impact on housing supply and choice in the surrounding area and the development does not offer significant benefits to the community through the provision of affordable housing stock nor rent to buy. The associated design proposal will have a highly detrimental and irreversible impact on this site's biodiversity and on the native fauna and flora of the wider municipality and region.

Regards,



² In 2021 the species was listed as Vulnerable" on the International Union for Conservation of Nature (IUCN) Red List of Threatened Species. This is the world's most comprehensive information source on the global extinction risk status of animal, fungus and plant species.

Submission Type

I am making a personal submission

Title

First Name

Family name

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Suburb/ Town

St Ives

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submission

Please see the attached file which is a submission in relation to this planning proposal.
RR-2023-9 (PP-2022-1137) I object to this proposal and the details of my objection are detailed on the attached pdf file.

Regards,
[Redacted Signature]

Submission Type

I am making a personal submission

Title

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Family name

☐ Name withheld

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submission

I strongly object to the proposal of 130 Killeaton Street, St Ives
The reasons for the objection are obvious, including but not limited to,

- Loss of trees and wildlife.
- Increasing traffic congestion.
- Loss of the education land to be used in the future for this increasing community.
- Overriding the existing planning controls.
- Over populated within less than 1 square kilometer around this area in killeaton Street.
- Strong strains on neighbors. Loss of nature lights and views significantly affects neighbors' health and wellbeing.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

St Ives, NSW

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submission

I strongly object to the proposal of 130 Killeaton Street, St Ives for the reasons including

1. Strong strains on neighbors. Loss of nature lights and views significantly affects neighbors' health and wellbeing.

2. Loss of trees and wildlife.

3. Over populated within less than 1 square kilometer around this area in killeaton Street.

4. Increasing traffic congestion.

5. Loss of the education land to be used in the future for this increasing community.

Submission Type

I am making a personal submission

Title

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First Name

[Redacted]

Family name

[Redacted]

☒ Name withheld

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Email

[Redacted]

Suburb/ Town

St Ives

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submission

To: Department of Planning,
The street has been overdeveloped in recent times with two huge, aged care facilities (one still under construction) and two new apartment complexes. The traffic is already horrendous and accidents and near misses are often occurring. The parking on the street is already impossible and will get worse once the Thompson facility opens to residents. Currently the street is often blocked due to construction and trade cars taking up parking for residents. With 40 new dwellings, this will add to the chaos in the street. There appears to have been no thought put into the planning of Killeaton Street at the Mona Vale end.

The Environment Protection and Biodiversity Conserva-on Act 1999 lists ‘Turpenine-Ironbark Forest of the Sydney Basin Bioregion’ as a Critically Endangered Ecological Community. This site has a remnant 287 square metre patch of Sydney Turpentine Ironbark Forest. There is less than .05% in the world. In Ku-ring-gai there is little protection for these critically endangered ecosystems. Threatened species such as the Grey-headed Flying-foxes have been recorded as inhabiting the site. The potential development will result in the direct loss of approximately 287 square metres of STIF. It is not an insignificant loss, given the survey established the presence or likely presence of three species of bats:

- Pteropus poliocephalus Grey-headed Flying-fox
- Micronomus norfolkensis Eastern Coastal Free-tailed Bat
- Miniopterus orianae oceanensis Eastern Bent-wing Bat

The direct loss of trees will represent the loss of potential or realised foraging habitat for these three species. Rezoning to R4 and giving approval to build a 40-story unit block ultimately means cutting down native trees and that is not what the community wants.

Former Treasury chief Dr Ken Henry completed a review into the effectiveness of the 2016 Biodiversity act found that Australia’s environment must be given legal priority over land clearing and logging to survive.

Please REJECT this planning proposal to rezone 130 Killeaton Street, St Ives based on the traffic and parking issues and the destructive impact on the rare flora and fauna.

Regards

[Redacted]

Submission Type

I am making a personal submission

Title

— —

First Name

[Redacted]

Family name

[Redacted]

☒ Name withheld

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Email

[Redacted]

Suburb/ Town

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submission

I oppose the Proposal.
There is inadequate consideration in the Proposal and supporting documents of the incremental adverse effects in this part of Killeaton St that have resulted from recent developments. For example, substantial loss of vegetation that occurred on the very large site of the Thompson Healthcare "St Ives House" development immediately opposite 130 Killeaton St, St Ives (still under construction.) There is inadequate consideration of the effects of the proposal on off-street parking. An adequate survey of current off-street parking use in the vicinity of 130 Killeaton St would show that recent intensifications of residential development in the area means that on-site parking provisions are inadequate for resident and worker needs. Currently requirement as manadated by Council,l for off-street parking will be inadequate to meet future resident need in the proposed development, and on-site parking should be increased and include a high access on site loading dock. Throughout the proposal, the implied justification for increased zoning to R4, and height that it is in accord with adjacent sites, is invalid. In fact, the nature of existing development on adjacent sites is a reason to oppose further intense development on this site.