



JENNIFER SUMSION

OBJECT

Submission ID: 224490

Organisation: N/A	Key issues: <i>Built form and design, Traffic, parking and servicing, Overshadowing impacts, Public domain, Other construction impacts, Affordable housing</i>
Location: New South Wales 2065	
Attachment: N/A	

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*Thank you for the opportunity to comment. Please do not interpret the lack of response to the invitation to present at / attend the planned public hearing as a lack of community concern about this proposed development. The vast majority of more than 75 local residents who attended the Wollstonecraft Precinct meeting on Dec 10 overwhelmingly expressed grave concerns about the size and impact of the development, as well as a high degree of 'consultation fatigue' and dismay at how little consideration appears to be given to the long term cumulative social impact of current planning decisions in the rush to address the undeniably serious housing shortage.*

*I am one of many local residents who will be directly and adversely affected by substantial overshadowing. As such, I am conscious that I could be (unjustly) accused of 'Nimby-ism'. So it is the bigger issues of lack of acceptable trade-off between public / social and developer interests, and the cumulative and enduring adverse effects of over-development that underpin this submission.*

*Specifically:*

*1) It is unacceptable that the the affordable housing allocation is only for a relatively meagre 15 years. The TOD requirements of affordable housing to be provided in perpetuity should also apply to this site. This policy discrepancy is inequitable and unfairly advantages the developer of the Five Ways site and short-changes the public (local residents who will be adversely affected by the height / bulk of proposed development and those future residents able to access affordable housing - but only for a limited time).*

*2) The proposed uplift from 16 to 22 storeys will exacerbate the adverse social impacts of the cumulative increase in population density arising from this and other high-rise towers planned for the immediate vicinity. This is of grave concern given the already dire lack of public outdoor space in the Crows Nest area for passive and active recreation, and the absence of concrete, viable plans and committed funding to provide the kinds of spaces essential for community health and well-being.*

*3) The proposed increase in height from 16 to 22 storeys (in part on the basis of the argument that is consistent with - or less than - comparable building heights along the Pacific Highway in St Leonards) contravenes a key principle in the 2036 Plan: i.e., the importance of a gradual reduction in heights with increasing distance from the Metro Station to enable a more stepped transition to neighbouring mid- and lower-rise residential areas. As the site sits on the highest point of the local terrain, the visual and other adverse impacts of failure to adhere to this principle will be exacerbated. It also creates a dangerous precedent for subsequent developers of future sites to argue for a similar / greater uplift in building heights, again exacerbating the cumulative problems arising from what will be unheralded population density.*

*Please consider these issues in your deliberations as the long term consequences for community well-being are enormous.*