



NAME REDACTED	OBJECT	Submission ID: 222534
Organisation: N/A	Key issues:	<i>Built form and design,Heritage impacts,Residential amenity,Traffic, parking and servicing,Overshadowing impacts,Visual privacy and building separation,Noise and vibration impacts,Other construction impacts,Other issues</i>
Location: New South Wales 2010		
Attachment: N/A		

Submission date: 12/10/2024 5:03:20 AM

The building design is ugly and the scale is too built up and too high for the location. It resembles an office block and dominates and alters the surrounding landscape vista. Instead of imposing itself onto the site it should contain generous setbacks on all sides with communal gardens and public spaces that integrate the building into the surrounding landscape. To achieve a more attractive and harmonious integration requires that the design of the building be reconsidered.

The proposed design contains too many tiny one bedroom apartments with inadequate living space. A future ghetto.

This community and the local area has a strong family focus with good public schools in the area and new accommodation should be oriented towards larger units which seek to accommodate families and downsizers.

New developments should provide mostly apartments of three bedroom size with two living areas as this is what is needed in terms of housing supply.

The proposed development is located too close to the heritage area. That area will be negatively impacted by excessive overshadowing and overlooking which will create a lack of privacy that will diminish the residential amenity of the area.

The traffic is already chaotic in this area and the addition of even more tiny apartments will cause traffic gridlock. Again larger apartments are better suited to development in this area because they result in fewer cars adding to already congested roads.

The noise and vibration impacts of the seven levels of underground construction will be intolerable for existing residents of the area.

Developers should not be permitted by government to dictate or change the character of an area to satisfy their own ends.

That a state government allows developers to put maximising financial gain ahead of protecting and enhancing the social fabric of an area is deplorable and contrary to responsible government.
