

Dear Commissioner,

I own unit [REDACTED] in the building at [REDACTED], situated on the [REDACTED] floor.

While I would like to express my support for this development, I ask the commission to consider my primary concerns related to the height and footprint of Pathways buildings 1 and 4, as these aspects will adversely impact my living experience and daily life. Building 4 is positioned to the west of my unit, while buildings 1 & 2 are south, directly in front of my block.

Building 4 is planned to reach a height of 23.45 m, equivalent to 7 stories, while Building 1 will have a height of 15.27 metres, which corresponds to 4 stories. Both Buildings exceed the maximum height limits set by the LEP and the NSW Housing SEPP, by 11.45m and 3.27 m respectively. The height of building 4 combined with its footprint will greatly diminish the sunlight, the views of the sky and surrounding area that I currently enjoy from my three windows located in the balcony, living/dining room and kitchen. **(note: these are the sole windows through which I receive direct sunlight).**

Residents on the lower floors of my building facing west/south will be adversely impacted.

Additionally, the larger footprint compared to other tall buildings in Gerard St will also negatively affect my privacy in those same areas in my unit (i.e. from balcony, living area and kitchen windows).

I would like to present four proposed suggestions for the commission's review:

- Modify the height of Building 4, and 1 to adhere to the permitted specifications and limit the footprint to 50% of the land's total area, particularly in the case of Building 4. This aligns with the architectural structures and footprint of nearby buildings in the near vicinity which are referred to by the proponent. This will enhance the greenscape, creating a gentler impact on the surroundings and increase opportunity for fauna to flourish.
- Consider the angle of the eastern facade of building 4 so that the balconies and living areas face away from the kitchen, living areas, and balcony of my unit and others located in 81b Gerard St. I believe this will create a more private environment for all residents and offer an improved view for the senior residents in the ILU. (i.e. looking away from the 81b Gerard St building, they will get north/east aspects with an open view towards the Willoughby district, or looking down into a green space). Please see my comments in page 2.
- Consider fixed vertical angle panels on the kitchen and bedrooms of the northeastern units of Building 4 to provide privacy for Pathways residents and residents the adjacent building. Please see the image on next page for placement of panels.
- Develop additional green spaces in the area between building 4, 2 & 1 and [REDACTED] Gerard St, so that our windows can offer a view of nature rather than a solid façade, living room windows and open balconies.

Thank you for considering my concerns and recommendations for amended Conditions of Consent as it will help us to cultivate an atmosphere where the community, the residents of Pathways and the developer can achieve a favourable outcome.

The balcony in the below image is facing my living, dining and kitchen windows. Consider the angle of the eastern facade of building 4 so that the balconies and living areas face away from the kitchen, living areas, and balcony of my unit and others located in [REDACTED].

