



DA Submission

Reference No: 5f98c2021f684

Your Submission

Development Application: 011.2020.00059543.001
Applicant: AEC Russell Street Project Pty Ltd
Description: Demolition Residential & 8 Affordable Housing

Comments: Comment on DA 59543/2020 at 26 Russell St East Gosford. I object to the proposed building height which means that it will overshadow the units at 22-24 Russell St and the units to the west in Brougham St especially during the winter months. Units 5, 6 and 7 of 22-24 Russell St will be in shade for almost the entire day. The neighbours in Brougham St will also be adversely affected. This is totally unfair, unacceptable and irresponsible on the developer's part. It shows a lack of thought and compassion for all the surrounding neighbours. Secondly, is the fact that the privacy of units 5, 6 and 7 of 22-24 Russell St as well as those to the west in Brougham St will be lost due to the second level of the development overlooking these properties. The residents of 22-24 and 28-30 Russell St and in Brougham St value their privacy and look forward to relaxing in their back yards and gardens especially during the winter months. This will be taken from them if the development goes ahead as two levels. Thirdly, the developer will still make a profit if the development is limited to a single storey. This means that the proposed 8 units should be reduced to 4 units. There would also be less impact and a reduction in loss of privacy for the residents of 22-24 and 28-30 Russell St and Brougham St. A revised development plan changing it to a single level would be a more suitable option. It would have a much greater reduction on loss of privacy and reduce the severe overshadowing. I am also concerned about the storm water run off affecting the surrounding residents properties leading to potential flooding of such. Another issue is the proposed location of the communal garbage bins and the associated unpleasant smells coming from them affecting the neighbours. The potential loss of property values suffered by all of the surrounding neighbours due to the development's negative impact is another problem that must be considered. Q. Why does this DA need to be two levels? A. It does not. One level is suffice.

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