



DA Submission

Reference No: 5fa372cd13153

Your Submission

Development Application: 011.2020.00059543.001

Applicant: AEC Russell Street Project Pty Ltd

Description: Demolition Residential & 8 Affordable Housing

I object to this development application due to the impact on the properties and residents of Russell St and Brougham St. Demolition and construction will be noisy and create pollution. I would not be the only neighbour who would be suffering from disabilities or health conditions that would be heavily impacted by this noise or pollution. Many including myself work from home (particularly during the pandemic) and will find it difficult to work with the intense noise of construction. Others may not work traditional hours and sleep during the day. A construction zone would de-value the sale and rental value of properties in this area and the quality of life of all who live here. The sun shadow projection graph ("Notification Plans" Sheet 10) represents just the winter solstice and does not represent realistic year-round shadow projections, which is highly misleading by only representing 1 of the 365 variations it would produce at 9am and 3pm. The represented date appears to hide the impact to half the people who would be impacted. If the information we are supplied by the construction planners on shadows is misleading, how can we trust the rest of the information? Attached are images of a simulation of the structure, demonstrating the position of the 9am and 3pm shadow results in monthly intervals for a whole year. As you can see, properties are more impacted than the developers' plans indicate. Taking into consideration just 9am and 3pm, 28-30 Russell St and the rear units of 37 Brougham St are impacted (yet development plans indicate NO impact), and the rear units of 35 Brougham St are more impacted than indicated. Only 4 parking spaces have been allocated for 8 units, which would result in more cars parking on Russell St. On weekends, on-street parking is very crowded due to sport on Hylton Moore Oval, and this would make it worse. Having 14 additional bins to line up on the road on bin night would also significantly impact the amount of on-street parking, as we can not park next to the bins and block the rubbish trucks. A major objection I share with many neighbours is the plan for a 2 storey construction of 8 units, and suggest that a single storey construction of 4 units would be more appropriate. Problems with the second storey include a loss of privacy for all within their sight, the reduction of sunlight (as above) which rules out any future investment in solar panels, the reduction of afternoon breeze, and potential impact on TV reception. The second storey units have balconies very close to some neighbours' bedrooms and would introduce noise. Excluding the end of the block, all other properties in this block are single storey, so having a multi-storey structure in the middle of the block does not fit the character of the neighbourhood and would be out of place. Reducing the structure to a

single storey for 4 units would solve or reduce a lot of these problems. The investor of the property would still make plenty of money without ruining the peace and lifestyle for the rest of us who already live here. If the project goes ahead in any form, all residents within range of 26 Russell St should be provided with a planned schedule for the project including start and end dates of each stage and working hours. This has not been provided and would help with assisting residents.

Attachment(s): shadowprojection-am.jpg (444Kb)
shadowprojection-pm.jpg (444Kb)

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