





Andrew Winarczyk  
2 Arkana Street  
Telopea NSW 2117

6<sup>th</sup> November 2021

Attn: Andy Nicky  
RE: TELOPEA CONCEPT PLAN AND STAGE 1A  
Application Number: SSD-14378717

To Whom it may concern,

I am writing to **object** to the above development proposal. Specifically in regards to three main aspects.

**1) Local road and parking conditions**

The streets around the proposed development do not support existing infrastructure, let alone a proposal to add 4,700 new dwellings and their associated cars. Field Street, Shortland St, and Marshall Rd in particular are already too narrow and do not support existing street parking capacities as well as public transport. They are dangerous to drive on and the proposed developments will only create further street parking issues. Insufficient on-site parking will be provided with the new developments and so will spillover onto the surrounding streets. This has already been demonstrated by other developments on Field St, Shortland St and Marshall Rd where most occupants own more than one car and have visitors and makes it impossible to manouvre through Marshall Rd. I have witnessed buses on multiple occasions stop for 20 minutes and try to manouvre themselves between parked cars. The area does not need more high-rise infrastructure, it is ugly and not in line with the look and feel of the rest of the area.

**2) Seven storey building cnr Field Place & Marshall Rd**


This proposed building is completely out of character with the neighbouring properties, especially with the minimal 3m setbacks. My parents-in-law live adjacent to this block and this proposed building has 0m setbacks to their house, which means they will have no privacy. My parents-in-law look after my small children, who I feel would be at risk with this new development given they would have no privacy in their own home and backyard with people constantly looking over at them. The thought of lack of privacy and loss of existing use and enjoyment of their backyard absolutely sickens me! There should be at least a 3m set back like every other development and there should be no windows or balconies facing my in laws backyard.

**3) Social Housing**

The proposal to increase the mix of social housing as part of the development will drive down private property values (especially on Marshall Rd), limit the attractiveness of the area for new business (refer to the issue of maintaining a supermarket in the existing Telopea shops precinct), and introduce more social problems. Police are already a common site in the area coupled with the fact that a public school, daycare centre and park are all within the visibility of the proposed high-rise developments. Social housing needs to be limited to the existing footprints around Sturt, Wade and Shortland Streets.

I declare that I have no conflicts of interest or reportable disclosures, I am just a concerned resident.

Yours sincerely

  
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