

Hi,

My partner and I are owners and residents [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]. Will live opposite of the proposed Corio Projects development which means we will be directly facing the proposed development.

We have a number of concerns in relation to the Corio project for seniors housing development proposal which we list below. We would appreciate the opportunity to have a more dynamic discussion of these in a hearing in-person.

(1) Inconsistencies in the information communicated via mail: We have received varied communication across three mailed documents (1 brochure about Corio projects with URBIS logo, two letters announcing the exhibition of NSW government state significant development application sent to us by NSW department of planning, housing and infrastructure) and the planning portal site online (as provided in the exhibition letter by the NSW government).

The proposed height details online on the planning portal site, specified in the file named "Appendix O - Clause 4.6 Variation (Building Height)" is inconsistent with the developer's brochure that we have received in our mailbox in May 2024. Specifically, we refer to page 4 of Appendix O provided online on the planning portal, we note that the buildings A, B, C and D have been designated with 8 storeys but in the brochure the number of storeys is 7. We seek clarity on the exact height.

(2) Over development and poor public transport: It is important to note that Dalmeny Avenue is a no-through road on the one end (and connected to Epsom Road on the other end) with a substantial number of mid-rise residential buildings, many of them with 8 storeys. Dalmeny Avenue is certainly not a major road and not as wide as nearby Rosebery Road and Rothschild Avenue (which are parallel streets in Rosebery). As such Dalmeny Avenue does not have the capacity to absorb further significant increases in road traffic from the proposed 170 units of the Corio project.

At the moment, we experience a substantial amount of traffic (for a mostly residential neighbourhood) during rush hours. Traffic through Epsom between Dalmeny Avenue and Epsom Road during peak hours has already reached intolerable levels. Further, the public transport in this route is also extremely poor. The 370 bus line on Epsom Road, for example, overflows with passengers in both directions, which makes it impossible to use for families, seniors and people with disabilities during rush hours. We invite the inspection of these routes between 8 to 10am morning for the council to find many people simply cannot approach the bus door to get in. This is even before new major developments on Epsom Road are populated. This is a major problem as is. There are simply no other modes of public transport in this area and there are currently no plans to link this neighbourhood to Sydney metro, trains or light rails. Adding more residents to our small street in Rosebery will significantly lower the quality of life of residents and further constrain our abilities to access important services (care, education).

(3) False claims by the developer: Contrary to what is claimed in Section 2 of "Community and Stakeholder Engagement Outcomes report" (see the online documents on the Planning portal) regarding engagement activities in November and December 2023, we were completely unaware of this proposal. We have received absolutely no information or contact and we live right next door (and available for consultation during the suggested period in 2023). In particular, none of the achievements stated by the developer in Sub-section 2.1 of the community and stakeholder engagement outcomes is accurate, as far as community

engagement is concerned. We only received a newsletter about this project in May 2024. We consulted our building manager who then communicated to us that he had not received any mail or emails about this proposal. I believe the fact that this document (page 12 of abovementioned community and stakeholder engagement document) suggested no one from the community had contacted Urbis to provide feedback on this project, is clear evidence of the poor quality of their community engagement.

We seek clarity and transparency with regards to this proposal. We are concerned that the range of inaccuracies and errors across the communications are indications of unanticipated negative impact on residents of Rosebery and their quality of life. We plead with the council to take this feedback seriously and hold the developer accountable. We also hope the concerns we have voiced provide insight into the consequences of this major development on the community. The sheer number of units proposed to be built on Dalmeny avenue undermines the sustainability of the existing infrastructure and simply. Reducing the number of units would be a wise adjustment here.

[REDACTED]

Behrouz Taji and Naseem Ahmadpour