

Paulina Wythes
Director, Social and Diverse Housing Assessments
Department of Planning, Housing and Infrastructure NSW
Tia Mills tia.mills@dpie.nsw.gov.au

12th March 2025

Dear Madam –

RE: Rhodes East Mixed-Use Seniors Housing Development (SSD-68363729)
Environmental Impacts on our property at 31 Blaxland Rd Rhodes.

Thank you for your letter dated 12th February 2025 requesting for submissions to DPHI in relation to the above proposed development.

We would like to describe our concerns for the liveability aspects of our home if the proposed development is allowed to be built all around us.

1. Privacy

All homeowners expect to and have a right to privacy within the comfort of their own house and property. We will lose our expected privacy to our property as there are windows on the podiums and the towers looking down from each of the step occupancy levels at only 0, 2 and 6 metres away.

Refer to Appendix B Drawings

2. Blocking Northernly, Southernly and Easternly breezes

After the completion of the proposed towers and podiums on the development site, we are likely to lose all our fresh breezes that we enjoy during summer days. Breezes coming from other directions are likely to be blocked by the building, causing wind tunnel effects onto our property.

3. Overshadowing and Right to Solar access

As the high towers and podium are adjacent to our property on all sides, it is likely to have significant impact on the solar access for our property from morning to the mid-afternoon. Especially during the Winter months, we would be under shadowing effects throughout the entire day. This will also impact our ability to install solar panels to lessen the effect of the rising costs of electricity and gas. With the higher chances of shadowing on the property, it is likely that the property itself will receive less sun in general needed for daily activities such as gardening and laundry drying but also the further inability to dry the property after rains and potential flooding as highlighted below.

Refer to drawing Shadow Diagrams DA21.001 of Appendix B

4. High Traffic Thoroughfare and Noise Pollution

Cars, service and heavy vehicles are anticipated at entry and exit driveways on both sides of our property as there is a proposed driveway to the South in this proposed development and already an approved driveway development to the North.

Blaxland Road may become a high-traffic road due to its proximity to the Rhodes train station. With the immediate increased number of residences to arrive due to the surrounding developments, we are concerned about the lack of timely access to entry for ourselves, and parking for usual commuters and the public already living in Rhodes.

The increase in traffic flow will generate more noise pollution on both sides of the property and will severely impact the comfort of our own home and our quality of sleep.

Refer to Appendix B Drawing DA03.0LG

5. Property foundation and effect on soil structure

This development proposal will change the existing soil structure surrounding our property, particularly with the multi-level underground car park around all sides of our property. We are concerned about the deep excavation up close against all sides to our property boundary, which may cause significant irreversible damage to the foundations of our property, causing latent hazards to our home and risking the possibility of rendering our home inhabitable.

6. Increased traffic on Blaxland Road and impact on streetscape

As described above with cars and heavy vehicles entering and exiting from the building, it is highly likely that there is an immediate increase in traffic on Blaxland Road as the total number of car parking is expected to be increased by 431 spaces by the proposed development. Hence it impacts the desired streetscape. Blaxland Road in the Rhodes East Gateway as we understand it, is planned to be a pedestrian friendly shopping strip.

7. Potential flooding caused by water overflows over the property without egress

Our property is likely to be subjected to increasing flood hazard and risk with surrounding development walls and obstacles by the proposed development. There would be little ability for water drainage and runoff. We are concerned for major flooding in our backyard toward our eastern side boundary with the development proposal, as we are on sloping land from Blaxland Road to Concord Road heading towards Brays Bay. Natural water exit flows from our land, would also be blocked by the proposed development at our south side boundary.

This diagram study by the proposed development indicates a potential for a major flooding to our property.

Refer to Appendix NN Figures 5 and 17

8. Construction noises, vibrations, pollution and debris

There is likely to be significant increase in noise and of dust during the construction of the proposed development right beside our property which will affect our health and comfort. We are also concerned about hazards such as vibrations shaking the core of our building and debris that could expel from the high thoroughfare driveway from vehicles, trucks, waste storage area and shaker grid. The Appendix HH Acoustic Assessment shows that the noise level and vibrations exceed the acceptable level and will be a serious hazard to the health, safety and wellbeing of the residents adjacent to the development site.

We hope you can see that the proposed development brings unacceptable impacts to us as an adjacent homeowner. We face permanent negative impacts to the standard level of liveability, our health, the comfortability of our own home and the enjoyment of the surrounding area, if we are isolated and not amalgamated with the proposed development.

We thank you for your attention and look forward to receiving your assessment of the above concerns and objections.

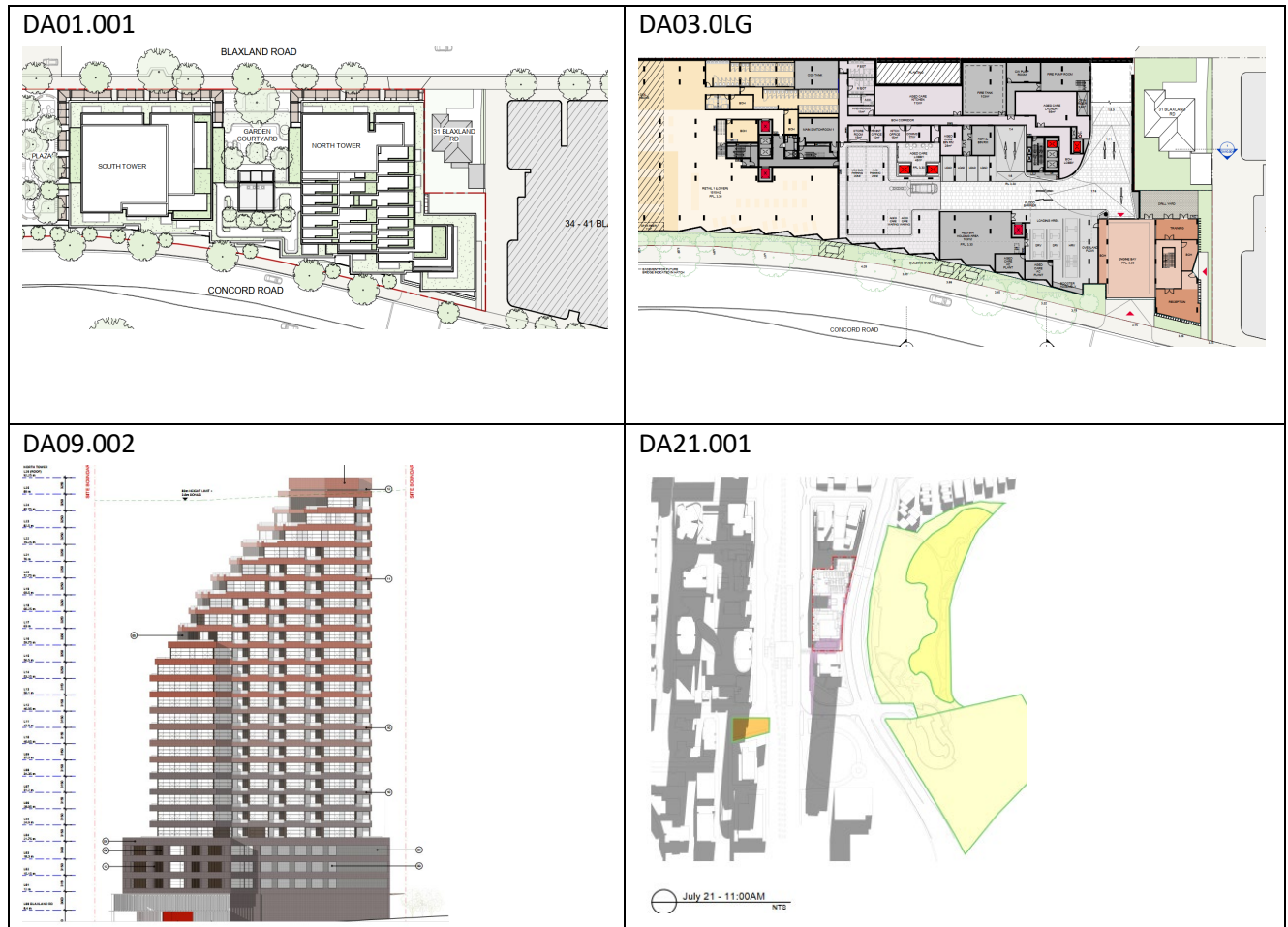
If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely yours,

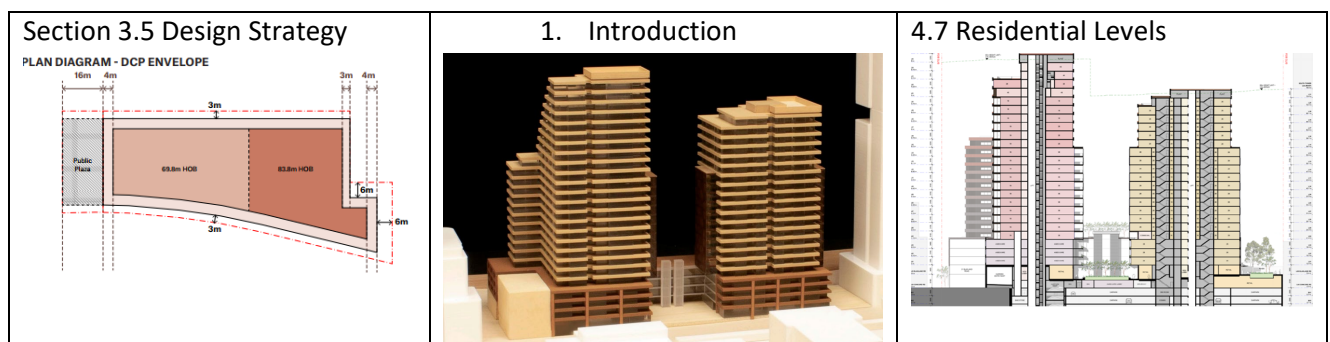
Family and Owner of property 31 Blaxland Road Rhodes

Annexure - Drawings Document as Evidence for Concerns and Objections

Appendix B Architectural Drawings



Appendix F Design Report



Appendix NN Flood Assessment

Figure 5

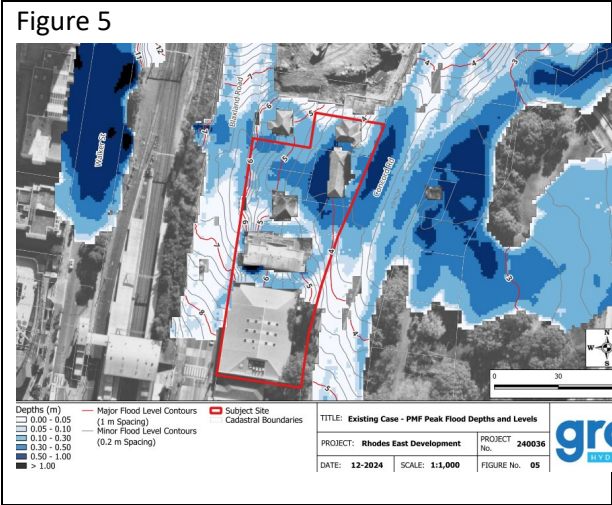


Figure 17

