

It's scale is extreme, and yet the Environment Assessment is being circulated for comment per standard planning development guidelines, severely limiting the ability of residents to adequately assess and respond to such a complex proposal in the one month provided. It smacks of planning bias towards the developer and against existing residents.

5. The introduction of 5 storey high blocks of apartments with token setback, that barely complies with your inadequate planning guidelines introduces a significantly degraded streetscape, significant late afternoon shadowing and an extreme loss of privacy for residents on or close to the boundary of this over crammed development.
6. The scale and duration of the proposed construction will impact all residents in the immediate area with the level of dust, construction noise and associated building traffic. This development should be heavily regulated to ensure that construction hours are limited to specific hours and explicitly exclude weekend work. Residents should also be protected re the loss of resale value of their properties during the prolonged building schedule associated with this massive 298 apartment development.

Overwhelmingly, the planning guidelines appear to be excessively geared towards developers rushing to pay development fees to drive their profits and against existing rate payers who have resided in the area for significant years.

As a resident who has lived at 5 College Crescent since 1996, I am genuinely alarmed at the way this Government's planning approach has so recklessly inundated Ku-ring-gai with high density apartments ahead of infrastructure. Rest assured, I have made no reportable political donations in the last two years, and understandably so.

Yours Faithfully



Maurice Hibbert