

I wish to object to the proposed development of an eight-storey residential building to construct 105 apartments at 5-9 Nulla Nulla Street & 4-6 Kuring gai Avenue, Turramurra, NSW 2074.

My reasons are as follows:

1. Short Length:

The entire length of Nulla Nulla Street is approximately 170 metres. It is a short, quiet, residential street, in a cul-de-sac. There is no through road making through access impossible.

2. Building Footprint:

The site is not large enough to accommodate the building footprint together with associated infrastructure, such as parking, waste collection, utilities and required setbacks from boundaries.

3. Access and Traffic Management:

Being in a cul-de-sac, a major problem is vehicular access. In our submission, the existing road infrastructure, particularly its short length will be totally inadequate to handle the increased traffic. The street is full of cars by 10.00am each day with many parking their cars all day in order to walk to Turramurra Rail Station to catch rail transport for travel to other destinations.

In addition, with many long-time residents, (some) being seniors who are more than likely to require emergency assistance, it will be more difficult for emergency vehicles such as ambulances, police vehicles and fire trucks to safely turn around in order to access the houses safely with more cars parked on the street.

With approximately 105 new households, it is more than likely that the present congestion will only worsen.

There are already several high-rise developments already constructed in Nulla Nulla Street, a cul de sac. They range from a 5-storey building called Aurum comprising 27 apartments with another building, 1 Nulla Nulla Street next to it comprising 15 townhouses and another proposed development by the same developer, SRG Constructions Pty Ltd at 6 – 12 Nulla Nulla Street comprising 81 apartments. All this in a short street, a

cul de sac. To have another 105 town houses by this developer in that short cul de sac will only compound the problem.

4. Impact on surrounding properties:

The building of an eight-storey development will have a significant adverse impact on surrounding properties, particularly with regard to access to sunlight, privacy and street scape character.

5. Privacy and Overshadowing:

The proposed buildings will create privacy issues for residents in adjacent properties and overshadow their homes and outdoor spaces.

6. Harm to Local Biodiversity:

The proposal will cause significant harm to the local biodiversity of the area. With an underground waterway flowing through parts of the area proposed to be developed, we have seen an increase in foliage which has attracted birds, possums and other wildlife to live here. Removing a significant tree canopy as proposed in the plan will cause great harm to the areas local biodiversity and wildlife.

7. Loss of Character and Amenity:

The proposal to put an eight - storey building in a cul de sac is unsafe for families, particularly the elderly and the children who live on this small street.

Previously, it was proposed that townhouses be built on the site. While challenging, they at least provided a step down to existing heritage and conservation properties at the end of the cul- de sac. To build 105 apartments in a tiny cul de sac, is a poorly thought-out proposal with no regard to the surrounding environment and appears to be motivated solely by profit.

The proposal, for two 8 storey buildings, if allowed, will fundamentally change the area, moving from 5 storey housing at the start of Nulla Nulla Street, to 3 storey housing comprising town houses and then to the proposed 8 storey housing culminating by the end of the street in one and two storey homes which, in our submission is unsuitable for the residents in the street, particularly the people who bought 3 storey low rise town houses in good faith and now learn that they are to be sandwiched in

between a 5 storey block on the corner of Turramurra Avenue and Nulla Nulla Street and the proposed two 8 storey buildings which will block their light and privacy.

8. Increased Traffic and Noise:

Turramurra Avenue is a bottle neck during peak hours. The proposed development will have even more cars spilling out onto a cul de-sac in order to turn left to access the Pacific Highway.

In the proposal, there are two levels of car parks – the development may be near the station, but providing the underground car parks means many occupying the new households will drive and not be using the local train station. With the provision of limited spaces for visitor's vehicles, many of their visitors will attempt to park on Nulla Nulla Street and surrounding streets adding further to the congestion.

9. Infrastructure Strain:

Existing infrastructure already struggles to cope with storm water, sewerage, transport and parking. There have been many instances of flooding in Nulla Nulla Street because the stormwater drainage is inadequate to cope with the volume of water after a heavy downpour.

Parking in the local car park opposite the Uniting Church on Nulla Nulla Street despite a 2-hour parking restriction causes much congestion every day including on Sundays with church services. This results in cars being parked in surrounding streets, including Nulla Nulla Street, a cul de sac.

10. Misalignment with Local Planning:

The proposal is significantly oversized. It is out of character for the surrounding streets. With no supportive infrastructure in place, it is not aligned with local planning.