

Submission – 1 King Street, Concord West NSW

While there is space for housing development at 1 King Street, the current proposal is of major concern to the local community. This includes:

- **Building height** comprising 8 towers of up to 38 stories. This is completely inconsistent with the character of the local area and exceeds local planning requirements. If allowed, it will tower over surrounding areas blocking out light, retaining heat and affecting airflow.
- **Building density** of around 1400 apartments is excessive. It doubles the number of units originally planned, placing a huge burden on local roads and infrastructure which the proposal tries to downplay. It estimates only 30% of residents will drive, however the local average is ~45% and with return to office mandates increasing, this is likely to rise.
- **Traffic congestion** is a key concern as the development can only be accessed via George Street which is a one-way street and already stretched. The proposal recognises that the intersection of Pomeroy and George Street will be an issue post development, even with planned improvements.
- **No holistic planning** – the proposal does not consider the huge amount of development around the Homebush, Rhodes or Olympic Park areas. Yet the development will not exist in isolation and needs to be considered holistically.
- **Profits over community** – the developer has done a round of consultation and incorporated none of the feedback from council, community or others. They appear content to disregard local concerns, create poorly designed architecture and add to infrastructure challenges in pursuit of earnings. The plans have no amenities for children or pets and make no allowance for community needs like a school, playground, park or community centre.