

CONTENTS

Formal Submission Letter.....	2
Attachments.....	4
Exhibit 1: Building height and privacy impact.....	4
Exhibits 2-5: Lack of other greenery.....	5

FORMAL SUBMISSION LETTER

To: Department of Planning, Housing and Infrastructure

Project: Mixed Use Development – Green Square Town Centre Sites 7, 17 and 18

Application Number: SSD-83899206

Position: Object

Re: Submission regarding Mixed Use Development at 960A Bourke Street, Zetland

As a resident living in the immediate vicinity of the proposed development, I am writing to formally lodge my objection to the State Significant Development application (SSD-83899206). While I support the continued revitalisation of the Green Square Town Centre, the current proposal represents an overdevelopment of the site that will cause significant, irreversible harm to the local amenity, environment and liveability for existing residents.

My objections are centred on the following key planning grounds:

1. Building Height – Privacy Impacts

The proposed height of the towers is excessive and does not provide a sympathetic transition to existing lower-scale residential buildings.

- **Visual Privacy & Overlooking:** Due to the proximity of the towers to existing residences, the proposed height and reduced setbacks will lead to direct overlooking into existing residents' private living areas.

2. Building Height – Solar Access and Overshadowing

The proposed height of the towers will compromise the public domain amenity and private solar access.

- **Shadowing of Nearby Apartments:** The massive scale of the development casts deep shadows over multiple neighbouring apartment blocks.
- **Privatisation of Sunlight:** The height increase effectively privatises sunlight for the new towers while casting existing community spaces into shade.
- **Impact on Public Parks:** The proposal will obstruct sunlight to The Drying Green Park, which is intended to be the primary sunlit shared space for the community.

3. Loss of Tree Canopy and Urban Heat Impacts

The proposal involves the removal of established trees in an area already identified as a heat-affected zone. The current canopy provides essential cooling and air quality benefits to residents.

- **Heat Island Effect:** Removing mature vegetation without adequate, high-quality replacement will exacerbate the scorching temperatures already experienced by the community during summer months.

4. Traffic Congestion and Infrastructure Pressure

The cumulative impact of adding high-density units to an already strained precinct has not been adequately addressed.

- **Local Traffic Overload:** The additional vehicle movements generated by this development will worsen congestion and safety for pedestrians.
- **Infrastructure Strain:** There is considerable concern regarding the cumulative pressure on local parks, schools, and public transport services, which are already struggling to keep pace with the rapid population growth in Zetland. I would urge the Department to take into account the significant volume, and rapid pace of construction, of apartment buildings in the area more broadly, in addition to the development in question.

Conclusion

I urge the Department to require a significant reduction in building height to ensure this development is compatible with the existing neighbourhood character and provides a liveable environment for all residents. The current proposal prioritises density over the health and liveability of the existing community.

Attachments on following pages:

Exhibit 1: An example of close and direct line of sight from existing residents' living areas to development site. The proposed height will result in a direct, commanding view into existing residents' homes and a deterioration of the right to privacy.

Exhibits 2-5: The existing landscape is already dominated by heat-absorbing surfaces. There are only so few trees on the adjacent surrounding area on Botany Rd, and most of them small or young. Removing the few remaining mature trees will exacerbate the urban heat island effect. The collection of mature trees is right in the development site.

ATTACHMENTS

EXHIBIT 1: BUILDING HEIGHT AND PRIVACY IMPACT



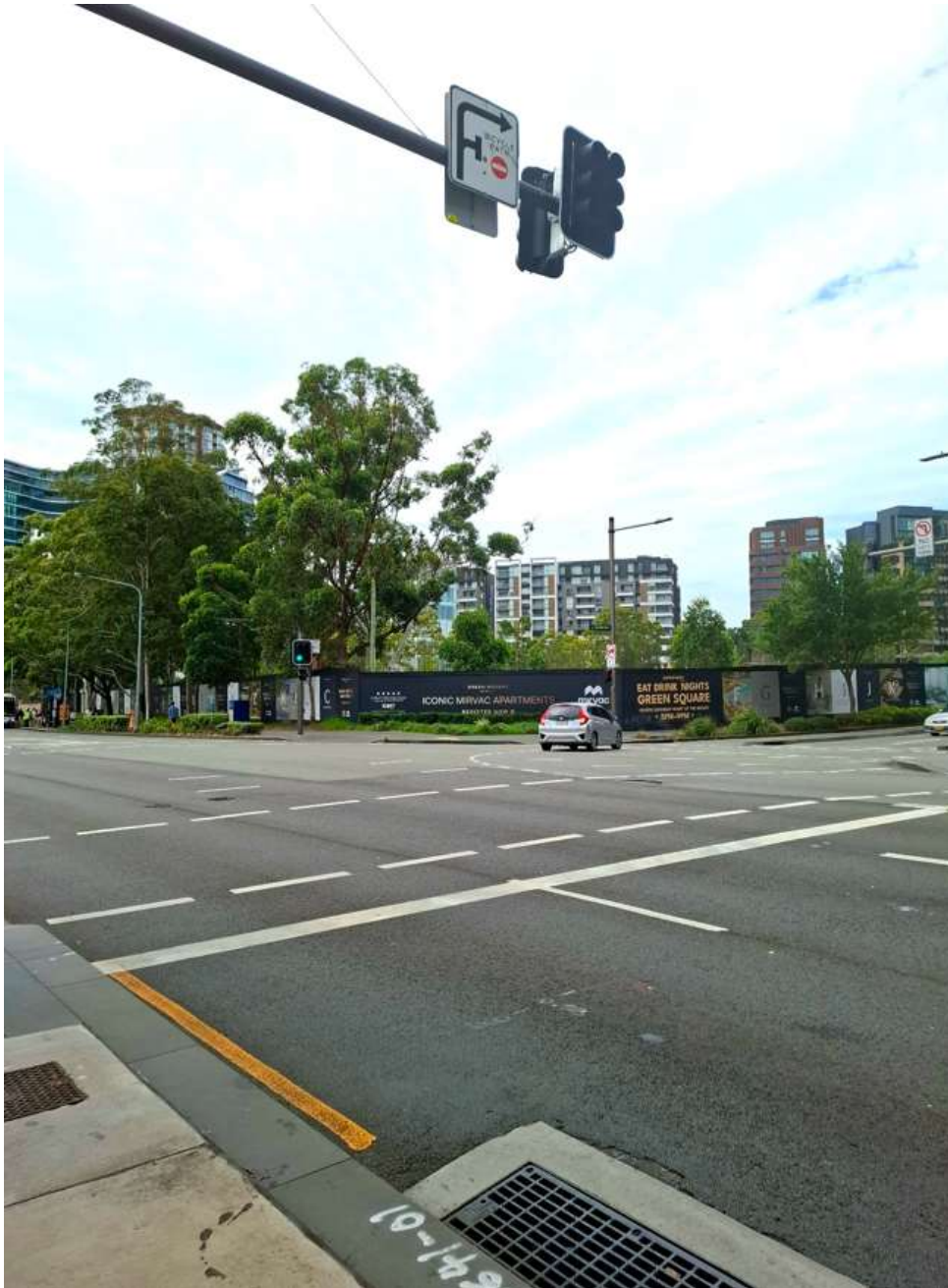
An example of close and direct line of sight from existing residents' living areas to development site. The proposed height will result in a direct, commanding view into existing residents' homes and a deterioration of the right to privacy.

EXHIBITS 2-5: LACK OF OTHER GREENERY









The existing landscape is already dominated by heat-absorbing surfaces. There are only so few trees on the adjacent surrounding area on Botany Rd, and most of them small or young. Removing the few remaining mature trees will exacerbate the urban heat island effect. The collection of mature trees is right in the development site.