

To whom it may concern,

I object to the proposed development at 100 Edinburgh Road, Castlecrag.

My concerns are as follows:

1. Excessive height and scale
The proposed height and bulk are excessive and inconsistent with the established low-scale residential character of Castlecrag. The development would visually dominate the surrounding area and significantly alter the existing streetscape.
2. Heritage and character impacts
Castlecrag is a heritage-sensitive suburb with a distinctive garden suburb character and strong connection to the natural landscape. The proposal is not in keeping with the architectural character, landscape setting or village atmosphere of the area.
3. Traffic and road congestion
Traffic congestion on Edinburgh Road is already problematic, particularly during peak hours. Vehicle access and exit movements are difficult and often congested. A development of this scale would place additional strain on an already constrained road network and worsen traffic and safety issues.
4. Inadequate transport infrastructure
This site is not located within a major transport hub or near heavy rail infrastructure that would justify development of this density and height. The surrounding transport infrastructure is not adequate to support a project of this scale.
5. Overdevelopment of the site
The proposal represents overdevelopment of a sensitive site and is inconsistent with the scale and character of the surrounding suburb. The density proposed is excessive for this location.
6. Impact on local amenity and community character
The development risks undermining the intimate village atmosphere and community-focused character of the Castlecrag shopping precinct. It would significantly change the feel and identity of the local area.
7. Additional concerns

I am also concerned about:

- Increased parking pressure on surrounding streets
- Overshadowing and privacy impacts
- Loss of landscape character and tree canopy
- Increased pressure on local infrastructure and drainage
- The precedent this proposal may create for future high-rise development in Castlecrag

For these reasons, I respectfully request that the application be refused.