

FORMAL COMMUNITY SUBMISSION OF OBJECTION

Application Ref: Mixed Use Development (with In-fill Affordable Housing) – 138 Maroubra Road (SSD-81426710)

Impacted Stakeholders: Adjoining Residents and Senior Citizens of the Maroubra Pacific Square Precinct

To the Major Projects Assessment Team,

This is a formal submission strongly objecting to the revised design and amended proposal put forward for 138 Maroubra Road. This objection is submitted on behalf of the substantial demographic of elderly residents, retirees, and senior citizens who live in the immediately adjacent residential buildings. The updated plans fail to address the core planning and amenity failures identified when the Land and Environment Court rejected the site's previous appeal on November 7, 2024 (Maroubra Property Development Pty Limited v Randwick City Council [2024] NSWLEC 1716).

The neighboring buildings house a significant population of senior citizens who rely heavily on stable, secure, and healthy living environments. The applicant's strategy of using affordable housing incentives to secure an excessive 10-storey building envelope introduces unmitigated density and severe physical impacts that disproportionately harm the well-being, physical mobility, and daily lives of these vulnerable residents. The Department is requested to refuse consent based on the following key points of contention:

Visual Oppression and High Wall Encroachment on Adjoining Senior Residents

The developer's Submissions Report argues that eliminating the western and southern outlooks of adjacent neighbors is acceptable within an urban town center context. This dismisses the balanced view-sharing and amenity principles upheld by the Land and Environment Court.

By building a continuous 32.5-meter vertical massing right up against the shared eastern boundary, the proposal places a monolithic 10-storey concrete wall directly outside the windows of long-term elderly residents. Many of these seniors spend the vast majority of their time at home. Forcing direct, permanent visual claustrophobia onto these apartments compromises mental well-being and active living conditions without providing any stepped architectural relief.

Failure to Achieve Orderly Development Through Site Consolidation

The Land and Environment Court previously determined that this narrow site cannot responsibly absorb a high-density footprint without first consolidating neighboring lots, explicitly noting the developer's failure to acquire adjacent properties like the Police Station land.

Instead of scaling back the bulk to fit the unamalgamated plot, the applicant has simply expanded upward to 10 storeys. This choice creates a massive overdevelopment that crowds out the adjacent

buildings. It fails to support the orderly planning needed to protect the light and air space of the high numbers of retirees living in the close-knit neighborhood surrounding the site.

Exploitation of Planning Incentives Over Neighborhood Well-Being

The Court dismissed the previous local appeal because the building bulk, scale, and depth were fundamentally inappropriate for the neighborhood character. Rather than fixing these core design flaws, the new SSD application treats affordable housing provisions simply as a mathematical tool to gain extra floors.

This approach uses planning incentives as a numbers game to bypass local planning controls, without resolving the core overdevelopment concerns highlighted by the Court. Trading off the foundational living standards of vulnerable, established senior residents to maximize commercial density is an unacceptable compromise of local character.

Severe Environmental Impact: Overshadowing and Solar Deprivation for Seniors

The submitted shadow modeling relies on generic, regional guidelines under the Apartment Design Guide (ADG), completely ignoring the specific microclimatic reality of the surrounding residences. Building a deep, vertical 10-storey structure directly to the west completely cuts off crucial afternoon daylight.

Natural sunlight is an essential requirement for the health, well-being, and internal apartment heating of elderly residents, many of whom suffer from limited mobility and remain indoors. Depriving these living spaces of essential afternoon light hours early creates cold, dark internal environments that directly degrade the daily health and comfort of our senior community.

Severe Pedestrian Safety Hazards and Acoustic Pollution in the Rear Laneway

To address traffic limitations on Maroubra Road, the revised proposal redirects 100% of residential, visitor, service, and loading vehicle movements to the rear via Piccadilly Place. This design shift completely ignores the severe physical bottlenecks and easement constraints highlighted in the 2024 Land and Environment Court appeal.

Piccadilly Place and the Bruce Bennetts Place roundabout are already heavily congested by Pacific Square's commercial loading bays and retail traffic. Funneling an entire additional high-density development's vehicle access through this single lane creates a severe safety hazard for the numerous elderly pedestrians who utilize this flat, level precinct for their daily walking and essential shopping. Furthermore, the constant, low-frequency acoustic pollution from idling delivery vehicles and turning traffic directly beneath residential windows introduces a major sleep disturbance and health hazard for the aging population in the adjacent building.

Summary Conclusion:

The amended plans fail to address the physical realities of the site and show a complete disregard for the community context. The modifications merely transfer dangerous traffic flow

into a narrow rear lane, creating severe safety risks for elderly pedestrians while using planning bonuses to override height regulations. I ask that the Department uphold the consistent decisions of Randwick Council, the Planning Panel, and the Land and Environment Court by rejecting this overdevelopment to protect the vulnerable aging population of this immediate precinct.

Sincerely,

A Concerned Resident & Adjoining Neighbour

Maroubra Pacific Square Precinct