

FORMAL STRATEGIC OBJECTION: STATE SIGNIFICANT DEVELOPMENT

Development Project: 138 Maroubra Road Mixed-Use Proposal (SSD-81426710)

Objecting Party: Surrounding Locality Residents & Adjoining Neighbours

To the Major Projects Assessment Team,

This planning submission is formally tendered to record a comprehensive community objection against the altered architectural schemes and revised design submittals for 138 Maroubra Road. The core objective of this document is to evaluate the unsustainable vehicular gridlock, severe overdevelopment, and severe loss of microclimatic amenity proposed for the site. The developer's updated framework fails to reconcile the strict site boundaries and orderly planning principles previously upheld by the NSW Land and Environment Court when it dismissed the site's prior appeal on November 7, 2024 (Maroubra Property Development Pty Limited v Randwick City Council [2024] NSWLEC 1716).

The surrounding neighborhood simply lacks the infrastructural capacity to support a massive 10-storey high-density layout on a narrow, isolated allotment. Squeezing an inflated building envelope onto this parcel by leveraging affordable housing bonuses creates immediate transit constraints and privacy losses that threaten the safety and standard of living for nearby residents, particularly the high density of senior citizens who reside in the adjacent structures. We urge the Department to refuse consent based on the following planning considerations:

Severe Transport Infrastructure Strain and Heightened Pedestrian Vulnerability

The modified layout entirely shifts the development's operational traffic burden by directing 100% of residential parking ingress, visitor vehicles, service fleets, and waste collection to the rear via Piccadilly Place. This design choice ignores the acute physical constraints of the rear thoroughfare.

Piccadilly Place and its connecting roundabout are already operating at capacity due to the continuous heavy commercial deliveries required by Pacific Square. Injecting an entire 10-storey development's traffic load directly into this single lane will paralyze local movement. For nearby residents, this introduces ongoing acoustic disruption, while presenting an immediate collision hazard for the numerous community members—most notably the extensive population of elderly neighbors—who walk through this flat precinct daily for essential shopping and medical care.

Inappropriate Structural Density and Footprint Overload on an Isolated Site

The NSW Land and Environment Court previously verified that this narrow parcel cannot responsibly accommodate high-density massing without first consolidating adjacent land—specifically highlighting the applicant's failure to acquire the neighboring Police Station site.

Rather than scaling back the building's physical envelope to fit the single, unamalgamated lot, the developer has simply expanded the design vertically into a 10-storey tower. This aggressive configuration overloads the site's

boundaries, crowds out adjacent properties, and sets a damaging planning precedent that rejects the low-to-mid-rise scale of the local neighborhood character.

Misapplication of Infill Development Incentives to Circumvent Height Restrictions

The site's prior proposal was refused because the overall bulk, internal depth, and scale were fundamentally mismatched with the local streetscape. Instead of addressing these core design flaws, this revised application uses affordable housing statutory bonuses as a mathematical tool to force an extra 4 to 5 storeys onto the site.

Using social planning incentives to override local planning restrictions does not remedy the physical overdevelopment of the land. It imposes an unfair burden on the established neighborhood, trading long-term safety, residential space, and localized character for maximum commercial volume on a heavily constrained allotment.

Microclimatic Degradation via Afternoon Sun Deprivation and Overshadowing

The applicant's submitted shadow modeling relies on broad, regional averages under the Apartment Design Guide (ADG), completely overlooking the localized microclimatic reality of adjoining homes. Building a deep, vertical 10-storey structure directly to the west completely cuts off essential afternoon daylight.

Natural sunlight is a basic requirement for health, physical comfort, and natural apartment temperature control. Stripping adjacent homes of afternoon light hours degrades the baseline well-being of the surrounding community. This loss is felt most acutely by our less-mobile senior residents who stay indoors and rely heavily on natural sunlight for physical health and daily internal warmth.

Direct Boundary Encroachment and Visual Oppression of Surrounding Apartments

The applicant's Submissions Report argues that completely erasing the western and southern outlooks of existing neighbors is acceptable within an urban center context. This dismisses the fundamental view-sharing and privacy expectations protected by the Land and Environment Court.

By erecting a flat, unstepped 32.5-meter raw concrete wall right up to the shared eastern boundary line, the design forces permanent visual claustrophobia onto adjoining homes. Residents will be forced to look directly at a monolithic 10-storey concrete wall outside their windows, severely reducing natural cross-ventilation, destroying spatial openness, and directly harming local residential livability.

Summary Conclusion:

The revised application represents an unsustainable overdevelopment that overloads localized traffic capacity. Routing all vehicular and delivery traffic into a narrow, constrained rear lane guarantees continuous gridlock and poses a direct danger to community pedestrians, especially the large demographic of nearby senior citizens. We request that the Department uphold orderly planning boundaries and reject this proposal, matching the consistent prior decisions of Randwick Council, the Planning Panel, and the NSW Land and Environment Court.

Sincerely,

The Surrounding Community & Combined Adjoining Neighbours

Maroubra Town Centre Precinct