

Objections:

1 Neighbourhood Character and Design

- Visual bulk and scale: The 2 towers (“the Site”) are out of proportion with the neighbouring properties on Herbert Street - the taller Tower (right next to Herbert Tower A) has over 28 levels which is twice the heights of Herbert Towers A and B (13 Levels).
- Site overdevelopment: The footprint of the Site takes up too much of the block, leaving little room for open space and landscaping right next to the neighbouring property i.e. Herbert Towers at 19-23 Herbert Street.

2 Residential Amenity

- Overlooking and loss of privacy: Balconies or upper-story windows of the Site look directly into private dining living spaces of Herbert Tower A.
- Overshadowing: The new structure will cast shadows on Herbert Tower A, reducing natural light into our home or outdoor areas eg balconies and sunrooms.
- Noise and disturbance: The proposed use residential/commercial will generate excessive traffic, noise and late-night activities and will jeopardise the tranquillity of Herbert Street.

3 Traffic and infrastructure

- Traffic congestion and safety: As 33-37 Herbert Street is right next to Westbourne Street which leads up to the Birth Unit in the Royal North Shore Hospital, it is totally irresponsible to build another 400 units on a main road that leads to the Birth unit of a major hospital (map is attached for ease of reference). This development could cause dangerous traffic increases and enormous stress and delay for mothers on way to the Birth Unit. Furthermore, this could create negative impact on pedestrian safety especially for staff from RNSH, SBS, Australia Post and other commercial units nearby and this was recognised and implemented by NSW Transport for Herbert Street to be a 40K Zone area.
- Insufficient parking: The plans do not provide adequate on-site parking and this could lead to congestion for street parking.
- Drainage and infrastructure: There are major concerns that the development will overload the local stormwater, sewage or utility systems etc.