

Proposed Mixed-Use Development and Rezoning at 51-55 Parramatta Road, Five Dock

Submission to the NSW Department of Planning, Housing and Infrastructure

1 Introduction

I am a resident of Courland Street, Five Dock, and oppose the proposed mixed-use development and associated rezoning at 51-55 Parramatta Road, Five Dock.

I recognise the need for additional housing and support well-planned urban renewal. However, I do not believe the scale and intensity of development proposed is appropriate adjoining an established low-rise residential neighbourhood, nor that its impacts on existing residents have been adequately assessed, justified or addressed.

The proposal seeks to maximise development yield on a comparatively small parcel of land through towers of up to 27 storeys and a substantial concentration of residential, retail and public uses. I am concerned that the intensity of development proposed is disproportionate to the size of the site and will result in unacceptable impacts on the surrounding residential community.

My concerns include excessive scale, loss of privacy and amenity, changes to neighbourhood character, increased traffic and parking pressures, impacts on community wellbeing and safety, impacts on elderly residents, increased demand on transport and infrastructure, long-term construction impacts, and the cumulative effect of these changes.

I am concerned that existing residents will bear many of the impacts associated with the proposal while receiving relatively few of its direct benefits. For these reasons, I do not support the proposal in its current form.

2 Excessive Scale and Inappropriate Interface with Existing Residential Housing

A key concern for me is the scale of development proposed adjacent to Courland Street and the relationship it will create with the surrounding residential neighbourhood.

The area immediately surrounding the site is characterised by established low-rise homes, residential streets and neighbourhoods that have evolved gradually over many decades. The proposal would introduce towers of up to 27 storeys and a high-density mixed-use precinct immediately adjoining these existing communities. In my view, the proposal does not provide an appropriate transition between the existing residential neighbourhood and the proposed mixed-use precinct.

The following table outlines my concerns regarding the scale of the development, its interface with existing homes, and the resulting impacts on the character and identity of the surrounding community.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Scale	Established low-rise residential neighbourhood.	Towers up to 27 storeys adjoining existing homes.	- From my home and local streets, I will no longer look out onto a neighbourhood defined primarily by houses, gardens and trees. - The visual dominance of the proposed development will become a permanent feature of my everyday surroundings. - The residential environment I deliberately chose when purchasing my home will be fundamentally altered. - I will experience this change every time I leave my home, walk through the neighbourhood or spend time in the local area. - Unlike future residents of the development, existing residents had no choice in whether these changes occurred around them. - I am concerned that the impact on existing residents is disproportionate to the benefits they are expected to receive.
Character	Homes, gardens, trees and a residential atmosphere define the area.	A high-density mixed-use precinct with housing, retail uses and public spaces.	- One of the reasons I chose to live in this area was because it still felt like a residential neighbourhood despite its proximity to major roads. - The aspects of the neighbourhood that currently make it feel residential will become less noticeable over time. - Daily life is likely to feel busier, more crowded and more urban than it does today. - The environment surrounding my home will function differently from the one I chose to live in. - Existing residents will need to adapt to these changes even though they were not created for their benefit. - I am concerned that what is being lost by the existing community has not been given sufficient weight.
Interface with Existing Homes	Existing homes form part of a residential community adjoining major roads.	High-density mixed-use development extending directly to the edge of the residential area.	- Residents living closest to the site will experience the impacts of the proposal more intensely than most others. - The transition from an established residential environment to a major mixed-use precinct will occur directly outside many existing homes. - The people most affected by this relationship will be those who already live in the surrounding streets.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
			- These impacts will not be occasional. They will form part of everyday life. - Existing residents cannot relocate their homes to avoid these changes. - I am concerned that insufficient importance has been placed on the experience of people living immediately around the site.
Concentrated Change	The neighbourhood has evolved gradually over many decades.	Significant increases in height, density, population and activity occurring simultaneously.	- Residents will not be asked to adapt to a single change, but to many significant changes occurring at the same time. - The neighbourhood I know today will be altered in multiple ways simultaneously. - The cumulative effect of these changes will be greater than any individual impact considered in isolation. - Long-term residents will be required to adjust to a very different environment within a relatively short period. - The scale of change is unlike anything previously experienced in the area. - I am concerned that the human impact of this level of change has not been adequately acknowledged.
Identity	Courland Street has a distinct identity as an established residential community.	The street becomes the interface between an established community and a major mixed-use precinct.	- I did not choose to live beside a major mixed-use precinct. - I chose to live in an established residential neighbourhood with its own character and identity. - Many residents have invested years building their lives, routines and connections within this community. - The proposal will permanently alter the place that existing residents have come to regard as home. - Once those connections to place are weakened, they are difficult to restore. - I am concerned that the value of what already exists has been underestimated.

3 Loss of Privacy

Privacy is one of the qualities I value most about living in Courland Street. As an established residential street, it currently provides the level of privacy typically associated with a low-density neighbourhood, where homes, backyards and outdoor living areas can generally be enjoyed without significant overlooking.

The proposal would introduce hundreds of apartments, balconies, windows and communal spaces overlooking surrounding residential properties from multiple heights and vantage points. Existing residents would be exposed to a level of overlooking that is substantially different from what is experienced today.

For me, privacy is about more than what can physically be seen. It influences how people use and enjoy their homes, contributes to comfort and wellbeing, and allows private spaces to be used without feeling observed. The following table outlines my concerns regarding the impact of the proposal on privacy and residential separation.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Direct Overlooking	Homes and backyards currently experience privacy typical of a low-density neighbourhood.	Apartments, balconies and communal areas overlooking surrounding properties.	- I currently enjoy a level of privacy consistent with an established residential neighbourhood. - The proposal introduces hundreds of apartments, balconies and communal areas overlooking surrounding homes. - Residents of the development will have elevated views across a large number of existing properties. - The scale of overlooking will be fundamentally different from the relationship that currently exists between neighbouring houses. - I am concerned that existing residents will experience a substantial and permanent loss of privacy.
Loss of Privacy in Outdoor Areas	Outdoor living spaces can currently be used with a reasonable degree of privacy.	Elevated residential buildings overlooking neighbouring backyards and outdoor areas.	- Backyards and outdoor spaces are intended to be places for relaxation, family activities and entertaining. - The proposal introduces extensive opportunities for overlooking from neighbouring buildings. - Activities that currently occur within a private setting will be visible from multiple vantage points. - Existing fencing, landscaping and vegetation were never intended to screen views from buildings of this height. - I am concerned that outdoor areas will no longer provide the same level of privacy and enjoyment.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Loss of Privacy Within the Home	Internal living spaces currently benefit from limited overlooking.	Multi-storey buildings with views toward surrounding homes.	- Privacy should extend beyond the backyard and into the home itself. - Residents of the development may have direct views toward existing homes from multiple levels. - Living rooms, kitchens and other private areas will be more visible than they are today. - Existing residents should not have to rely on closed blinds or curtains to maintain privacy. - I am concerned that the comfort and sense of refuge provided by my home will be reduced.
Residential Separation	Existing homes experience a sense of separation from surrounding properties.	A high-density development immediately adjoining an established residential neighbourhood.	- One of the qualities I value about Courland Street is the sense of space between homes. - The proposal introduces a much more intensive relationship between existing residences and surrounding development. - Rather than looking toward neighbouring homes and gardens, residents will increasingly look toward large residential buildings. - This will change how open and spacious the neighbourhood feels. - I am concerned that an important aspect of residential living will be permanently lost.
Permanent Privacy Impact	Privacy expectations reflect the existing low-density character of the area.	Long-term intensification of development adjoining existing homes.	- Existing residents made long-term decisions to live in an area with the privacy typically associated with a low-density neighbourhood. - The proposal introduces a level of overlooking that is substantially different from current conditions. - Once constructed, these impacts will remain for decades. - Future residents of Courland Street will experience a different level of privacy from that enjoyed today. - I am concerned that the loss of privacy experienced by existing residents has not been adequately justified.

4 Residential Amenity and Enjoyment of Home

The ability to enjoy one's home is a fundamental aspect of residential living. Homes are places where people relax, spend time with family, entertain visitors and enjoy a sense of comfort and refuge.

Courland Street currently provides a residential environment that supports these qualities. The relative quietness of the area, together with its residential atmosphere, contributes significantly to the enjoyment of living in the neighbourhood.

I am concerned that the increased population, activity and intensity of development proposed will alter both the surrounding neighbourhood and the experience of living within it. The following table outlines my concerns regarding residential amenity and enjoyment of home.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Neighbourhood Activity	I currently enjoy a relatively quiet residential environment where activity is largely generated by local residents and their visitors.	More than 866 residential and co-living dwellings, retail uses, a supermarket, public open space and significantly increased population density.	- One of the reasons I chose to live in Courland Street was because it offered a quieter residential environment despite its proximity to major roads. - The proposal introduces a substantial increase in residents, visitors, customers, delivery drivers and service providers. - Activity levels throughout the area will increase during weekdays, evenings and weekends. - Public use and movement will become much more prominent features of daily life. - Existing residents will experience a noticeably busier environment than exists today. - I am concerned that the quieter residential atmosphere that currently characterises the neighbourhood will be significantly diminished.
Residential Comfort	My home currently provides a sense of comfort and refuge from surrounding activity.	A high-density mixed-use precinct immediately adjoining existing homes.	- My home currently provides a sense of comfort and refuge from surrounding activity. - The proposal introduces a level of density and activity substantially different from the environment that currently surrounds existing homes. - Increased movement and activity will become ongoing features of the area. - The relationship between existing homes and their surroundings will be fundamentally different from what it is today. - Existing residents will experience a different living environment from the one they originally chose.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
			I am concerned that the sense of comfort and refuge currently provided by the neighbourhood will be reduced.
Enjoyment of Home and Outdoor Areas	I currently enjoy my home, backyard and outdoor living areas in a relatively peaceful residential setting.	Increased overlooking, activity, public presence and urban intensity surrounding residential properties.	- Homes and outdoor areas play an important role in everyday quality of life. - Increased overlooking, activity and public presence will change how surrounding residential properties are experienced. - Outdoor spaces that currently feel private and secluded will be influenced by a much more active environment. - Areas used for relaxation, gardening, entertaining and family activities will feel less removed from surrounding development. - These impacts will continue long after construction is complete. - I am concerned that my ability to comfortably enjoy my home and outdoor living areas will be diminished.

5 Public Transport, Services & Infrastructure

Existing residents rely on local infrastructure and services to support their daily lives. Public transport, community facilities and essential services all contribute to the liveability and accessibility of the neighbourhood.

The proposal will introduce a substantial increase in population and place additional demand on existing infrastructure. I am concerned that the practical implications of this growth, particularly in relation to public transport and local services, have not been fully addressed.

The following table outlines my concerns regarding public transport, services and local infrastructure.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Public Transport Capacity	Residents currently rely on existing public transport services for daily travel.	A substantial increase in population within the local area.	- Residents currently rely on existing public transport services for daily travel. - Existing transport services will be required to support a significantly larger population. - Local bus services already experience high demand during peak periods. - Additional residents will increase competition for available capacity. - Existing passengers are likely to experience more crowded services and reduced convenience, particularly during peak periods.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
			I am concerned that the ability of existing public transport services to accommodate this growth has not been adequately demonstrated.
Access to the Five Dock Metro Station	Existing public transport journeys rely heavily on local bus services.	Thousands of additional residents accessing the future Five Dock Metro Station.	- The future Five Dock Metro Station will improve transport options for the area. - However, the station remains at least a 15-minute walk for many residents. - Many people are likely to rely on bus services to access the station, particularly during peak periods, adverse weather, or when travelling with children, shopping or personal items. - Population growth associated with the proposal will place additional demand on these services. - Existing residents will compete with a larger number of passengers for the same transport connections. - I am concerned that the practical implications for local bus services have not been fully considered.
Demand on Local Infrastructure and Services	Existing services support the current population of the area.	Significant population growth generated by the development.	- Existing residents rely on community facilities, health services, local businesses and public amenities to support daily life. - The proposal will generate significant additional demand for these services. - Population growth should be supported by sufficient infrastructure to maintain existing levels of accessibility and convenience. - Existing residents should not experience reduced access to services as a consequence of new development. - While the proposal addresses housing delivery in detail, there is less certainty regarding the capacity of supporting infrastructure. - I am concerned that the broader implications for local services and infrastructure have not been adequately addressed.

6 Wellbeing & Quality of Life

Planning decisions affect more than buildings and infrastructure. They also influence how people experience the places in which they live.

Many residents choose to live in established communities because they provide familiarity, comfort, stability and a strong sense of place. These qualities contribute directly to wellbeing and quality of life.

I am concerned that insufficient weight has been given to the effect that significant and permanent change can have on existing residents. While some impacts may be difficult to quantify, they will nevertheless be experienced as part of everyday life. The following table outlines my concerns regarding wellbeing and quality of life.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Familiarity and Stability	The neighbourhood currently provides familiarity, routine and a stable living environment.	Significant and permanent changes to the surrounding area.	• Much of my comfort in living here comes from the familiarity and stability of the area. • The neighbourhood I know today will be substantially different from the one that exists after development. • Long-established routines and connections to place will be disrupted. • Many residents value consistency and familiarity in their everyday environment. • These changes will be experienced long after construction is completed. • I am concerned that the importance of familiarity and stability has been underestimated.
Everyday Quality of Life	Residents currently enjoy the benefits of an established residential environment.	Increased density, activity and changes to how the area functions.	• Many of the things I value about living in this area contribute to my quality of life in ways that are difficult to measure. • Changes that may appear minor individually will be experienced repeatedly over time. • The overall experience of living in the neighbourhood is likely to be different from what it is today. • Everyday activities may feel less comfortable and enjoyable than they do now. • Existing residents will live with these changes on an ongoing basis. • I am concerned that the effect on quality of life has not been given sufficient weight.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Long-Term Wellbeing	Existing residents currently benefit from a residential environment that supports wellbeing and liveability.	Permanent changes to neighbourhood character, activity and surrounding development.	- The consequences of this development will continue long after construction has ended. - Existing residents will live with the effects of these changes for decades. - Many of the qualities that support wellbeing cannot easily be restored once lost. - The proposal places significant emphasis on future benefits but much less on the long-term effects on current residents. - Planning outcomes should not come at the expense of existing community wellbeing. - I am concerned that the long-term impact on residents has not been adequately justified.

7 Impacts on Elderly Residents

A significant concern for me is the impact this proposal will have on older residents within Courland Street and the surrounding residential community. The streets immediately surrounding the site are home to many long-term residents who have lived in the area for decades. Many chose to settle here because of the familiarity, stability and strong sense of community that the neighbourhood provides.

For many elderly residents, neighbourhood amenity is not simply a lifestyle preference. It is an important factor in maintaining independence, social connection, wellbeing and the ability to comfortably age in place.

I am concerned that insufficient consideration has been given to how the scale and intensity of the proposed development will affect older members of the community who rely heavily on familiarity, routine and neighbourhood stability.

The following table outlines my concerns regarding the impact of the proposal on elderly residents.

Theme	Existing Condition	What is Proposed	Impact on Elderly Residents
Familiarity and Stability	Many older residents live in a familiar neighbourhood where they know the streets, local activity and surrounding community.	Significant increases in population, activity levels and development intensity.	- Many older residents in Courland Street and the surrounding neighbourhood have lived in the area for decades and developed strong connections to the community. - Familiarity with local streets, neighbours and community facilities contributes to confidence and day-to-day wellbeing. - The proposal will substantially alter the environment many residents have known for years. - Increased activity, population and development intensity will change how the neighbourhood is experienced on a daily basis.

Theme	Existing Condition	What is Proposed	Impact on Elderly Residents
			- Stability and familiarity are important aspects of healthy ageing and maintaining independence. - I am concerned that the importance of neighbourhood continuity for older residents in the immediate area has not been adequately recognised.
Independence and Everyday Mobility	Many older residents currently enjoy a relatively predictable and accessible neighbourhood environment.	Increased traffic, pedestrian movements, visitor activity and public access.	- Many older residents in the immediate area regularly walk to shops, parks, community facilities and public transport. - A quieter and more predictable environment supports confidence when moving around the local neighbourhood. - Increased traffic, pedestrian activity and public access will make the area busier and more complex to navigate. - Older residents will need to contend with greater vehicle movements, increased activity and changing patterns of use. - Reduced confidence when moving around the neighbourhood can affect independence and social participation. - I am concerned that these practical day-to-day impacts on older residents living around the development have been underestimated.
Community Support and Connection	Many older residents rely on long-standing neighbour relationships and established community networks.	Significant population growth and increased transient activity.	- Informal support from neighbours, friends and local community members becomes increasingly important as people age. - Many older residents rely on established relationships and community networks within the surrounding residential area. - The proposal will introduce a substantially larger population and alter the social character of the neighbourhood. - Long-standing community networks may become less prominent as the area changes. - Social connection contributes directly to wellbeing, resilience and quality of life. - I am concerned that the social impact on older residents throughout the immediate neighbourhood has received insufficient consideration.

Theme	Existing Condition	What is Proposed	Impact on Elderly Residents
Confidence, Security and Sense of Place	Elderly residents currently enjoy a strong sense of security and connection to the neighbourhood.	Increased public access, visitor activity and major changes to neighbourhood character.	• Many older residents feel comfortable because they recognise local people, places and patterns of activity. • Familiarity contributes to both confidence and perceptions of personal security. • The proposal will introduce substantially higher levels of activity and unfamiliar movement throughout the area. • At the same time, the appearance, function and identity of the neighbourhood will change significantly. • Even where no actual increase in crime occurs, reduced familiarity can affect how secure people feel. • I am concerned that the effect on confidence, comfort and sense of place for older residents in the surrounding community has not been adequately acknowledged.
Ability to Age in Place	Many older residents wish to remain living independently within the community as they age.	A substantially more intensive and urban environment adjoining existing homes.	• Ageing in place depends on familiarity, accessibility, social connection, comfort and neighbourhood stability. • The proposal will alter many of the qualities that currently support independent living for older residents. • Increased activity, density, traffic and changes to neighbourhood character will create a very different environment from the one many residents know today. • These impacts will be experienced not only by residents adjoining the site, but also by older residents living throughout the surrounding neighbourhood. • Existing residents should be able to continue living comfortably and independently within their community as they age. • I am concerned that the long-term implications for ageing residents have not been adequately considered.

8 Community Cohesion and Social Impacts

One of my concerns is the impact this proposal will have on the social fabric of Courland Street and the surrounding residential community.

Many residents choose to live in established neighbourhoods because of the familiarity, community connections and sense of belonging they provide. These qualities contribute significantly to wellbeing, resilience and quality of life.

While the proposal focuses heavily on housing delivery and urban renewal outcomes, I am concerned that insufficient consideration has been given to how significant population growth and increased activity may affect the existing community.

The following table outlines my concerns regarding community cohesion and social wellbeing.

Theme	Existing Condition	What is Proposed	Impact on Community Cohesion and Social Wellbeing
Community Connections	Courland Street is an established residential community where residents know their neighbours and recognise many of the people who live in the area.	Significant population growth through apartments, build-to-rent housing and co-living accommodation.	- One of the things I value about living in this area is the sense of familiarity between residents. - Knowing neighbours and recognising familiar faces contributes to a stronger sense of community. - Existing connections that have developed over many years may become less prominent as the area changes. - The neighbourhood may feel less familiar to long-term residents. - Strong community relationships take years to develop but can be weakened much more quickly. - I am concerned that an important part of community life will be lost.
Social Networks and Community Support	Residents currently benefit from long-standing relationships and informal support networks.	A larger and more transient population within the surrounding area.	- Informal support between neighbours is an important part of everyday community life. - Many residents rely on these relationships for social interaction, assistance and connection. - Long-established support networks may become weaker as the surrounding community changes. - Social connections are not easily replaced once they are disrupted. - These impacts are often less visible than physical impacts but can be equally important. - I am concerned that the value of existing support networks has not been adequately recognised.

Theme	Existing Condition	What is Proposed	Impact on Community Cohesion and Social Wellbeing
Neighbourhood Familiarity	Residents generally recognise local people and understand normal patterns of neighbourhood activity.	Increased visitor activity, co-living accommodation, retail uses and public open space.	- Familiarity contributes to my sense of comfort and connection with the area. - The neighbourhood may feel less familiar and predictable than it does today. - Long-standing patterns of interaction and community life are likely to change. - Existing residents may feel less connected to their surroundings over time. - These changes will affect how people experience and interact with their community. - I am concerned that an important element of neighbourhood cohesion will be diminished.
Sense of Belonging and Identity	Residents enjoy a strong sense of belonging and connection to place.	Significant redevelopment and changes to neighbourhood character and function.	- I chose to live in this area because of its established character and sense of community. - Residents develop strong connections to places that become part of their daily lives. - Significant change can weaken people's sense of belonging and attachment to place. - Many residents may feel less connected to the area they originally chose to live in. - Community identity can take many years to establish but may be difficult to restore once lost. - I am concerned that the importance of place attachment has been underestimated.
Community Resilience	Existing residents benefit from a stable community that has evolved gradually over time.	Rapid population growth, increased activity and major physical redevelopment occurring simultaneously.	- Strong communities typically develop gradually and adapt best when change occurs over time. - The proposal introduces significant physical, social and demographic change within a relatively short period. - Existing community structures will be placed under pressure as residents adapt to a substantially different environment. - Trust, familiarity, social connections and shared experiences may be weakened during this transition.

Theme	Existing Condition	What is Proposed	Impact on Community Cohesion and Social Wellbeing
			- Community resilience should be strengthened through planning rather than diminished. - I am concerned that the long-term social consequences of this level of change have not been adequately assessed.

9 Security and Personal Safety Concerns

Another significant concern I have is the impact this proposal will have on perceptions of security and personal safety within Courland Street and the surrounding residential community.

Security is not only about crime statistics or recorded incidents. It is also about how safe, comfortable and confident people feel within the places where they live.

The proposal will introduce substantial increases in population, public activity, pedestrian movement and access through areas that currently function primarily as residential neighbourhoods. While these changes may support broader planning objectives, they will also alter how existing residents experience their surroundings.

The following table outlines my concerns regarding security, personal safety and perceptions of safety within the existing community.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Increased Public Activity	Courland Street currently functions primarily as a residential destination used by residents, visitors and service providers with a direct connection to the area.	New pedestrian links, public open space, retail activity and significantly increased public access.	- Most people currently using the street have a clear reason for being there and are generally familiar to local residents. - The proposal will introduce substantially more pedestrian movement and public activity throughout the area. - Courland Street will become increasingly connected to a broader movement network supporting retail, recreation and public access. - The street will function differently from the predominantly residential environment that exists today. - Residents will experience a much higher level of activity than currently exists. - I am concerned that this will alter how residents experience the neighbourhood and their sense of security within it.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Loss of Familiarity	Residents generally recognise familiar faces and understand normal patterns of neighbourhood activity.	Hundreds of new residents, visitors, customers, delivery drivers and public space users.	• Familiarity contributes significantly to how safe and comfortable people feel within their local environment. • Residents currently have a strong understanding of normal neighbourhood activity. • The proposal will introduce a much larger number of new residents, visitors and public space users. • Distinguishing between typical and unusual activity may become more difficult. • Familiarity developed over many years will be reduced by the scale of change proposed. • I am concerned that this loss of familiarity will reduce residents' sense of comfort and security.
Comfort in Public Spaces	Residents currently feel comfortable walking through a predominantly residential neighbourhood.	Increased density, visitor activity, public access and a more intensive urban environment.	• Feeling comfortable using local streets and public spaces is an important part of residential life. • Increased activity and movement will change how these spaces are experienced. • Residents will encounter a significantly busier environment during everyday activities. • Local streets and public spaces will feel markedly different from those that exist today. • Even where no actual safety issue exists, these changes can influence perceptions of safety. • I am concerned that residents' comfort and confidence within the neighbourhood will be diminished.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Impact on Elderly and Long-Term Residents	Elderly and long-term residents currently benefit from a familiar and predictable neighbourhood environment.	Increased visitor activity, public access and higher levels of transient movement.	• Many elderly and long-term residents derive confidence from familiarity with local people and activity patterns. • Recognising neighbours and understanding how the neighbourhood functions contributes to independence and wellbeing. • The proposal will introduce substantially higher levels of activity and movement throughout the area. • Some residents may feel less comfortable moving around the neighbourhood or accessing local services. • Reduced confidence can contribute to social isolation and reduced independence. • I am concerned that these impacts on elderly and long-term residents have not been adequately assessed.
Public and Private Space Interface	Residents currently experience a clear distinction between residential areas and public activity.	Increased pedestrian movement adjacent to homes, public open space and greater precinct connectivity.	• Increased public access will bring more people into closer proximity with existing homes. • Residents will experience greater levels of activity immediately outside residential properties. • The proposal changes the relationship between private residential areas and the public realm. • Homes that currently enjoy a stronger sense of separation from surrounding activity will experience increased public presence nearby. • Existing residents will bear many of these impacts despite not being the primary beneficiaries of the new facilities. • I am concerned that the implications for privacy, comfort and security have been understated.

10 Traffic and Parking Impacts

One of my major concerns is the impact this proposal will have on traffic conditions, parking availability and the day-to-day operation of surrounding residential streets.

While the proposal is concentrated on a single site, many of its traffic and parking impacts will be experienced throughout the surrounding neighbourhood. The significant increase in residential density, together with retail, supermarket and public uses, will generate additional vehicle movements, parking demand and competition for road space beyond the site boundary.

I am concerned that existing residents will experience increased traffic, reduced parking availability and diminished convenience as a consequence of development occurring nearby.

The following table outlines my concerns regarding traffic and parking impacts.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Traffic Volumes	Traffic within Courland Street is generally associated with local residents, visitors and service providers.	More than 866 residential and co-living dwellings together with retail uses, a supermarket and public open space.	• Courland Street currently functions as a residential street rather than a major traffic corridor. • The proposal will generate additional vehicle movements from residents, visitors, customers and service providers. • Development-related traffic will extend beyond the site into surrounding residential streets. • Traffic levels will be substantially higher than those experienced today. • I am concerned that local streets will carry traffic volumes that are inconsistent with their residential function.
Parking Availability	Parking is generally available for residents, visitors, carers, tradespeople and service providers.	Hundreds of additional residents, visitors, workers and customers accessing the precinct.	• Existing residents rely on surrounding streets for visitor, carer, tradesperson and service-related parking. • The proposal will significantly increase demand for parking from residents, workers, customers and visitors. • Available on-street parking is likely to become more limited. • Residents and visitors will face greater competition for parking close to homes. • I am concerned that parking availability will be permanently reduced for the existing community.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Changing Function of Local Streets	Local roads currently operate primarily as residential streets.	Increased traffic associated with residential, retail and commercial activity.	- Local roads currently operate primarily as residential streets serving nearby homes. - The proposal introduces activity levels more commonly associated with a mixed-use centre. - Streets surrounding the site will increasingly accommodate development-generated traffic and movement. - The role and character of these streets will change as activity intensifies. - I am concerned that the residential nature of surrounding streets will be diminished.
Delivery, Ride-Share and Commercial Traffic	Traffic is currently generated predominantly by residential land uses and predictable daily travel patterns.	Increased ride-share activity, deliveries, servicing vehicles, supermarket operations and retail uses.	- Higher-density development generates ongoing deliveries, servicing requirements and ride-share activity. - Vehicles stopping, waiting, loading and turning will create additional disruption throughout the day. - Supermarket and retail uses will generate regular customer, supplier and servicing traffic. - These movements will occur beyond traditional peak traffic periods. - I am concerned that the cumulative impact of these activities has not been fully reflected in the traffic assessment.
Access and Convenience	Residents can generally access their homes and move around the area without significant delays.	Increased traffic volumes, congestion and competition for road space.	- Residents currently enjoy relatively straightforward access to homes and local destinations. - Increased traffic and congestion will place greater pressure on surrounding intersections and access routes. - Everyday activities such as receiving visitors, arranging deliveries and travelling locally may become less convenient. - Residents are likely to experience additional delays entering, leaving and moving around the area. - I am concerned that existing residents will bear these impacts despite receiving limited direct benefit from the development.

11 Emergency Access

A further concern is the impact the proposal may have on emergency access and the ability of essential services to safely and efficiently reach surrounding residential properties.

Emergency access is not simply a traffic issue. It is a community safety issue. Residents rely on timely access to ambulance, fire, police and other essential services during emergencies where response times can be critical.

While the proposal's traffic impacts have been assessed, I am concerned that insufficient consideration has been given to how increased traffic, parking demand, public activity and construction-related impacts may affect emergency and essential service access within the surrounding residential area, particularly for elderly and long-term residents.

The following table outlines my concerns regarding emergency access and essential service accessibility.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Emergency Vehicle Access	Emergency services currently operate within a road network generally consistent with a residential neighbourhood.	Increased traffic volumes, visitor movements and parking demand.	- Emergency services rely on clear and efficient access routes to surrounding homes. - The proposal will introduce significantly more vehicle movements throughout the local road network. - Increased traffic may affect the ability of emergency vehicles to move quickly through surrounding streets. - Delays that appear minor under normal conditions can become critical during emergencies. - Existing residents should have confidence that emergency access conditions will not be adversely affected by nearby development. - I am concerned that this has not been adequately demonstrated.
Emergency Medical Response	Ambulance services currently benefit from relatively predictable access conditions within the neighbourhood.	Increased traffic, parking demand, visitor activity and development-generated vehicle movements.	- Ambulance response times can directly influence outcomes during medical emergencies. - Many residents in the surrounding area are elderly or long-term community members who may rely on timely medical assistance. - Increased congestion and parking pressure may create additional challenges for ambulance access. - Emergency medical services should not become less effective as a consequence of nearby development.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
			- The proposal provides limited reassurance regarding how ambulance accessibility will be maintained. - I am concerned that the potential impact on emergency medical response has not received sufficient consideration.
Road Space and Access Constraints	Residential streets currently provide access for emergency vehicles, utility providers and essential services.	Increased parking demand, congestion and competition for road space.	- Emergency vehicles, utility providers and essential services require sufficient road width and access to operate safely. - Increased parking demand can reduce the effective width of residential streets. - Vehicles stopping, loading and servicing the development may further constrain available road space. - Access limitations can affect both emergency response and essential service delivery. - Once established, these constraints can be difficult to resolve. - I am concerned that the long-term implications for access within surrounding residential streets have been underestimated.
Construction Phase Access	Service and emergency vehicles currently operate under normal residential traffic conditions.	Multi-year construction activity involving heavy vehicles, traffic controls and temporary road restrictions.	- Construction of a project of this scale is likely to continue for several years. - Construction traffic, road occupancy and temporary traffic arrangements will place additional pressure on surrounding streets. - Emergency services and utility providers will be required to operate within a more constrained environment during this period. - Temporary restrictions may affect access routes that residents currently rely upon. - Residents need confidence that emergency access can be maintained throughout all stages of construction. - I have not seen sufficient evidence demonstrating how this will be achieved.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Community Safety and Reliability	Existing residents currently benefit from emergency access conditions typical of a residential neighbourhood.	Increased density, traffic, parking demand, visitor activity and public movement.	- Reliable access to emergency and essential services is a fundamental component of community safety. - The proposal will permanently increase demand on the surrounding road network. - Emergency services will be expected to operate within a busier and more complex environment than exists today. - Any reduction in accessibility will be experienced by surrounding residents when services are needed most. - The long-term implications extend beyond construction and will remain for the life of the development. - I am concerned that the overall impact on emergency accessibility and community safety has not been adequately assessed.

12 Construction Impacts

A major concern for me is the impact that prolonged construction activity will have on the amenity, liveability and day-to-day functioning of Courland Street and the surrounding residential neighbourhood.

The proposal involves extensive demolition, excavation, remediation, construction and associated infrastructure works that are likely to continue for several years. While construction impacts are often described as temporary, residents may experience disruption for a significant period of time.

I am concerned that the scale, duration and cumulative effect of these impacts on the surrounding community have not been fully recognised.

The following table outlines my concerns regarding construction impacts.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Noise and Disturbance	I currently live in a relatively quiet residential neighbourhood.	Years of demolition, excavation, remediation and major construction activity.	- A project of this scale will generate prolonged periods of construction noise. - Demolition, excavation, earthworks and structural works will occur over an extended period. - Construction activity will become a regular feature of daily life for nearby residents. - The enjoyment of homes, outdoor areas and the neighbourhood will be reduced during major construction phases. - What is described as temporary may continue for several years.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
			I am concerned that the scale and duration of this disruption has been understated.
Dust, Air Quality and Vibration	Residents currently enjoy reasonable air quality and normal residential conditions.	Demolition, excavation, heavy machinery and large-scale movement of materials.	- Excavation and construction activities will generate dust throughout the construction period. - Dust may affect homes, vehicles, gardens, outdoor furniture and private open spaces. - Residents will be required to spend additional time cleaning and maintaining their properties. - Heavy machinery, excavation and compaction works are also likely to generate vibration. - These impacts will be experienced both indoors and outdoors. - I am concerned that the effect on residential comfort and amenity has not been adequately recognised.
Construction Traffic and Parking	Local streets currently operate under normal residential traffic conditions and parking is generally available for residents and visitors.	Construction traffic, contractor vehicles, heavy equipment and temporary parking restrictions.	- Construction will require regular movements of trucks, construction vehicles and specialist equipment. - Local streets will experience increased traffic and construction-related activity. - Construction workers and contractors will place additional demand on local parking. - Temporary restrictions may further reduce parking availability. - Residents, visitors and service providers may experience increasing difficulty finding parking close to homes. - I am concerned that surrounding streets will absorb a disproportionate share of these impacts.
Access and Daily Convenience	Access to local streets and homes is generally reliable and predictable.	Traffic controls, temporary restrictions, road occupation and ongoing construction activity.	- Construction works will require temporary changes to traffic and access arrangements. - Residents may experience delays, detours and disruptions when accessing their homes. - Visitors, deliveries and service providers may encounter difficulties reaching local properties.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
			• Everyday activities that are currently straightforward may become less convenient. • These disruptions are likely to recur throughout various construction stages. • I am concerned that the effect on day-to-day living has not been adequately acknowledged.
Extended Impact on Residents	Residents currently experience the benefits of an established residential environment.	Continuous construction activity over several years.	• The cumulative effect of construction impacts will be felt most by residents who spend significant time at home. • Noise, dust, vibration, traffic and access disruptions will occur simultaneously rather than in isolation. • Residents living closest to the site will experience these impacts most directly. • Construction-related disruption is likely to continue for years rather than months. • Existing residents will bear most of these impacts while receiving limited direct benefit during the construction period. • I am concerned that the human impact of prolonged construction activity has not been adequately recognised.

13 Cumulative Impact

My greatest concern is not any single aspect of this proposal, but the combined effect of all impacts occurring together.

Privacy, traffic, residential amenity, community impacts and construction effects are typically assessed separately. However, existing residents will experience these impacts collectively through the way they live in, use and enjoy their homes, streets and neighbourhood.

While individual impacts may appear manageable when considered in isolation, their combined effect has the potential to fundamentally alter the character, function and liveability of the surrounding community.

The following table outlines my concerns regarding the cumulative effect of the proposal on existing residents.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
Transformation of the Neighbourhood	I currently live in an established residential neighbourhood that has evolved gradually over many decades.	High-rise towers, increased density, retail activity, public open space and significant population growth.	- The neighbourhood I chose to live in will be fundamentally different from the one that exists today. - Existing residents will experience changes to many aspects of neighbourhood life simultaneously. - The effect extends beyond individual impacts and represents a broader change to the surrounding community. - Many qualities that currently contribute to the area's appeal will be affected at the same time. - These changes will be permanent and experienced daily by surrounding residents. - I am concerned that the overall scale of this transformation has not been adequately justified.
Combined Impact on Daily Life	Existing residents currently experience the amenity, comfort and liveability associated with a residential neighbourhood.	Increased activity, reduced privacy, greater traffic, public access and changes to neighbourhood character.	- I will not experience these impacts one at a time. - Changes to privacy, amenity, traffic, activity levels and neighbourhood character will occur together. - The combined effect on daily life will be greater than any individual impact considered separately. - Many of the qualities I currently value about living in this area will be affected simultaneously. - Existing residents will carry the long-term consequences of these changes. - I do not believe the full impact on day-to-day living has been adequately recognised.
Combined Social and Community Impact	Residents currently benefit from a strong sense of community, familiarity and connection to place.	Increased population, public access, visitor activity and significant changes to the surrounding environment.	- Physical change will inevitably affect the social character of the surrounding community. - Existing residents may feel less connected to their neighbourhood as it changes around them. - Social connections, familiarity and sense of belonging may all be affected at the same time.

Theme	Existing Condition	What is Proposed	Impact on Me as a Resident
			• These impacts will be experienced across the surrounding community, not just by individual households. • Changes of this scale have the potential to alter how residents experience community life. • I am concerned that the broader social consequences have not been adequately assessed.
Short-Term and Long-Term Burden on Residents	Residents currently enjoy a stable living environment relatively free from major disruption.	Years of construction impacts followed by permanent operational impacts.	• Existing residents will first experience years of disruption during construction. • Those impacts will then be followed by permanent changes once the development becomes operational. • Residents will therefore experience both temporary and ongoing consequences from the same proposal. • Much of this burden will fall on people who already live in the surrounding area. • The effects will continue long after any construction work has ended. • I am concerned that the overall burden placed on existing residents has not been adequately acknowledged.

14 Matters Requiring Further Assessment

Throughout this submission, I have outlined concerns regarding the likely impacts of SSD-89477725 on Courland Street and the surrounding residential community.

While the proposal identifies a range of anticipated benefits, I do not believe sufficient justification has been provided to demonstrate that the resulting impacts on existing residents are reasonable, acceptable or appropriately mitigated.

Many of the issues raised throughout this submission have long-term implications for the surrounding community. Before a decision is made, I believe the following matters require further assessment to ensure the impacts of the proposal are fully understood and appropriately addressed.

The following table identifies the key areas requiring further consideration.

Issue	What Requires Further Assessment	Why This Matters to Me
Concentration of Growth and Development Intensity	- Whether the proposed density and scale are appropriate for a single site adjoining an established residential neighbourhood. - Whether growth has been excessively concentrated on this site rather than distributed more broadly across the precinct. - Whether a lower-scale outcome could still achieve housing objectives while reducing impacts on surrounding residents.	- I support additional housing and recognise the need to accommodate population growth. - However, I am concerned that an excessive amount of development is being concentrated on a single site. - Existing residents should not bear disproportionate impacts simply because land is available for redevelopment. - Further assessment is required to determine whether a more balanced outcome could achieve housing objectives while reducing impacts on surrounding residents.
Scale, Built Form and Residential Interface	- Whether towers of up to 27 storeys are appropriate adjacent to an established residential community. - Whether sufficient transition is provided between the development and surrounding homes. - The cumulative impact of building height, bulk and density on nearby residents.	- The proposed scale is substantially greater than the surrounding residential environment. - Existing homes will sit directly beside development of a significantly different scale and intensity. - The long-term implications of this interface require further justification.
Privacy and Residential Amenity	- The extent of overlooking into surrounding homes, backyards and outdoor living areas. - The effectiveness of privacy measures over time. - The long-term impact on residential amenity, enjoyment of homes and quality of life.	- Privacy and residential amenity are fundamental aspects of everyday living. - These impacts will be experienced daily and may not be capable of meaningful mitigation once development is complete. - Further assessment is required to understand the full effect on existing residents.
Neighbourhood Character and Identity	- The extent to which the proposal will alter the character and identity of Courland Street. - Whether existing residential qualities can be retained. - The long-term implications of transforming the area into the interface with a major mixed-use precinct.	- Courland Street has developed a distinct residential identity over many years. - The proposal will permanently change how the area looks, functions and is experienced. - Once altered, neighbourhood character and identity can be difficult to restore.

Issue	What Requires Further Assessment	Why This Matters to Me
Traffic, Parking and Local Access	• Whether surrounding roads can safely accommodate additional traffic generated by the development. • Long-term parking demand and overflow parking impacts. • Effects on access, convenience and the operation of surrounding residential streets.	• Residents rely on local streets for access to homes, visitors, carers and services. • Increased traffic and parking demand will directly affect day-to-day life within the neighbourhood. • Further evidence is required to demonstrate that surrounding streets can accommodate this level of change.
Public Transport, Services and Infrastructure	• The capacity of local infrastructure and services to support significant population growth. • The impact on local bus services, particularly those connecting to the future Five Dock Metro Station. • Whether existing service levels can be maintained for current residents.	• Existing residents depend on local transport and community infrastructure. • Population growth should be supported by corresponding infrastructure capacity. • Further assessment is required to demonstrate that existing service levels can be maintained.
Emergency Access and Community Safety	• Access for ambulances, fire services, police and utility providers. • Emergency access conditions during both construction and operation. • The effect of increased congestion, parking demand and activity on emergency response.	• Emergency accessibility is a fundamental community safety issue. • Timely access can be critical, particularly for elderly and vulnerable residents. • Residents require confidence that emergency services will not be adversely affected by the proposal.
Community Cohesion, Wellbeing and Ageing in Place	• The impact on community connections, social cohesion and neighbourhood familiarity. • The effect on long-term residents and ageing in place. • Long-term wellbeing outcomes for the existing community.	• Established communities provide important social, wellbeing and support benefits. • Community connections, familiarity and neighbourhood stability contribute significantly to quality of life. • Further assessment is required to understand the long-term impact on existing residents and ageing in place.

Issue	What Requires Further Assessment	Why This Matters to Me
Construction Impacts	- Duration of construction works. - Noise, dust, vibration, traffic and access impacts. - The cumulative effect of prolonged construction activity on nearby residents.	- Construction activity is likely to continue for several years. - Nearby residents will experience the associated disruption throughout this period. - The scale, duration and cumulative effect of construction impacts require further assessment.
Cumulative Impact	- The combined effect of all proposal impacts. - How height, density, activity, traffic, parking demand, public access and construction impacts interact. - Whether the overall impact on the existing community has been fully assessed.	- Residents will experience the combined effect of all impacts rather than any single impact in isolation. - The interaction between physical, social and operational impacts requires careful assessment. - In my view, cumulative impact remains one of the most significant unresolved issues associated with the proposal.

15 Conclusion

I acknowledge the need for additional housing and support well-planned urban renewal. However, I do not support SSD-89477725 in its current form.

My concern is not with growth itself, but with the scale, intensity and concentration of development proposed and the impacts this will have on Courland Street and the surrounding residential community.

While the benefits of redevelopment have been clearly identified, I do not believe it has been demonstrated that the resulting impacts on existing residents are reasonable, proportionate or sufficiently mitigated. In my view, the proposal represents a significant and permanent transformation of an established residential area.

I respectfully request that the Department give careful consideration to the matters raised in this submission and determine whether the scale, intensity and cumulative impacts of the proposal are appropriate in this location.

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