

I am writing this email to voice our objection to the proposed Cumberland Golf Course Redevelopment. I am writing on behalf of Josephine Cuschieri and myself who reside at 7 Kootingal Street, Greystanes, and have been living here for forty years.

The following points discuss how we will be severely impacted by the proposed development.

Obstruction to existing dwellings

The proposed six level Building D that will replace the existing single level club house is situated 60 metres from our back boundary.

The construction of such a tall building will undoubtedly obstruct the views from many neighbouring properties, including my own. The unobstructed view from my backyard has been an essential aspect of my home's appeal, providing a sense of openness and connection to the surrounding environment. The proposed building threatens to diminish this aspect of our community, impacting property values and diminishing the overall aesthetic appeal of the area.

In addition to this concern, it's important to note that our area is zoned R2 for residential use, and the proposed development does not appear to align with this zoning. The construction of a proposed six-level building along with other multi levelled buildings in this complex seems incongruent with the residential character of our neighbourhood and could set a precedent for further inappropriate development in the area.

Furthermore, it has come to our attention that the developers are attempting to obscure the true eyesore this proposed development will impose by using our homes as a façade to hide the true visual intrusion that this proposed development is. This is shown in Figures 18, 19, and 20 from the Visual Impact Assessment, where our homes are depicted as being utilized to camouflage the looming presence of their project. The developers attempt to illustrate great design through graduating the height levels of the proposed buildings; however this is at the cost of the residents of Kootingal Street. This exploitation of our properties as a shield for their design is concerning. It's disheartening to see our homes misrepresented to downplay the visual intrusion this building will impose on our community.

Lack of privacy

Furthermore, it has come to our attention that the proposed building poses a significant threat to the privacy of existing residents. As homeowners, we have the right to privacy that comes with residing in a residential area. However, the design of Building D includes six levels of residential living space featuring large windows and balconies directly facing existing homes, rather than the proposed building adjacent to them.

This design oversight is deeply concerning, as it directly infringes upon the privacy that current residents rightfully enjoy. The existing trees along our boundary fence, are insufficient in height to provide a privacy buffer. Without adequate screening, the proposed building threatens to expose our homes to unwanted scrutiny and intrusion, robbing us of the sense of sanctuary that our properties provide to us.

It is worth noting that modern unit blocks are typically designed with mindfulness toward the privacy of their neighbours. Windows are strategically placed to prioritize ventilation and light while minimizing the ability of residents to look out directly into neighbouring properties. This consideration for privacy is a standard practice in responsible urban development, yet it appears to have been disregarded in the design of Building D.

Considering these concerns, I respectfully request that the Department of Planning undertake a thorough review of the proposed building plans, taking into account the potential impact on views, privacy, and the residential character of our neighbourhood. Additionally, I urge the Department of Planning to actively engage with residents to ensure that our voices are heard, and our concerns are addressed throughout the decision-making process.