

SSD-66826207 – Fiveways Site including affordable housing.

Application Objection

To whom it may concern.

I object to increasing the height of this development from 16 to 22 floors.

The site has already been the subject of significant uplift in height and floor space as a result of the government-led 2036 Plan gazetted on 29 August 2020. My understanding is the Department of Planning asked for and received from the government architect, advice on the most appropriate development, including the height for the site. **The recommended height was sixteen storeys.**

Now we have been presented an application for a 22-story tower having a FSR of 7.54:1 taking excessive advantage of the generous SEPP bonus provisions for affordable housing.

There is no strategic basis for this change **given the Department of Planning's own work has set a significantly lower height for this site.** The drive to approve and later build affordable housing is understood and agreed, but to add more height to this site which underwent such a rigorous review, is surely not the way to proceed?

Aside from the above, other issues of concern for residents include:

- **Increased height leading to overshadowing:** for residents in Hayberry Street and Laneway, the Pacific Highway, Sinclair Street and the top end of Shirley Road.
- **The increased visual ugliness:** in bulk and scale of (1) a long high wall without breaks, threatening the village environment of Crows and (2) of a large advertising sign wrapping around and visible to Crows Nest village, Pacific Highway, Falcon Street and Shirley Road.
- **Increased congestion:** the traffic snarls and additional pollution from construction vehicles in local streets during building, and then long term the increased traffic congestion in and around Crows Nest (which regularly clogs with the existing population) is a real concern, particularly as we have yet to absorb the 1000s of additional residents and cars who will move into the St Leonards South development.
- **And lastly, lack of critical open space infrastructure.**

The 2036 Plan recommended affordable housing being provided within the uplifted heights and left it to Councils to do so via their own government approved local strategies and plans. It is possible by way of the 2036 Plan to insist on some inclusion of affordable housing within the approved number of storeys. **The government should support this basis and abandon SSD applications for extra height within the 2036 Plan area.**

Thanks for your consideration and regards.

Carolyn Hazell
Resident, Wollstonecraft.