

Objections to Rozelle Village

Community facilities in the public plaza is only 200sqm. With an increase of population in the apartments of 488 people, 200sqm is grossly inadequate.

- 1- The value to the community versus the value to the developer is unequal and is virtually valueless to the local community due to the small size and because of overshadowing of the paltry 200sqm.

Affordable housing

- 1- It is situated on the lower levels and facing south, therefore the units are very much reduced in amenity and monetary value.
- 2- The developer is offering the affordable housing with the proposal the affordable housing be relinquished in 15 years. Very poor policy from our Labor Government.
- 3- The developer is offering these poor value apartments with the proposal/proviso to increase the structure by 4 stories. The monetary value to the 'generous' proposal does not add to the surrounding community and reeks of blackmail. And it **overshadows existing properties**.
- 4- I object to the additional 4 stories being added in height for the dubious 15 year affordable housing proposal and the addition of 4 stories as ludicrous compensation the developer to increase the 4 stories for a few affordable apartments.

Overshadowing in winter

I live in Hancock Street, Rozelle. This proposal of additional 4 stories as compensation for subpar affordable housing which will be returned to the developer in 15 years de-values surrounding properties with excess height and overshadowing is inequitable. The value of 4 more stories for a few affordable housing apartments is ridiculous in the extreme.

I object for the following reasons:

- 1- The overshadowing will have a negative impact on my quality of life. I object to the amenity of my life being compromised by this height increase and the consequences of my life being compromised by the developer.
- 2- The overshadowing will have a negative impact on upwards of 11 properties and the inhabitants in Hancock Street.
- 3- The overshadowing will have a negative impact on numerous retail properties and the inhabitants in the residences above the retail shops in Darling Street
- 4- The overshadowing will have a big impact on the 3 cafes in Darling Street. These cafes provided a vibrancy to the area along Darling Street which would otherwise be a very sorry part of Darling Street.
- 5- The loss of vibrancy in Darling Street will impact the value of the apartments in Rozelle Village. (not sure this will affect the ethics of the developers with the prize of an extra 4, very valuable stories for a few paltry south facing apartments, though)
- 6- The overshadowing will impact 4 properties in Hancock Lane.
- 7- The development proposal does not include the impact on my Heritage Listed Property in Hancock Street, along with 2 others at 8-10 Hancock Street. **The Maps on page 103 of the DA are wrong. Our Heritage Properties are not included in the analysis of other Heritage Listed properties impacted in the proposal. The increase of 4 stories should therefore not be approved because of this omission.**