

OBJECTION TO DEVELOPMENT APPLICATION

93 Bridge Road, Westmead - SSDA Proposal (549 Units, 27 Floors)

Date: 9th July 2025

To: NSW Planning Portal

From: Craig Ballinger

Property: Unit 710, 91D Bridge Road, Westmead NSW 2145

Reference: Residential Flat Building Development - 93 Bridge Road, Westmead

FORMAL OBJECTION

I am writing as a directly affected resident and owner of Unit 710, 91D Bridge Road, Westmead, to formally object to the proposed State Significant Development Application for 549 residential units across 27 floors at 93 Bridge Road, Westmead.

This development represents a 30% increase over the already excessive "base" plan and will have severe detrimental impacts on our established residential community.

PRIMARY OBJECTIONS

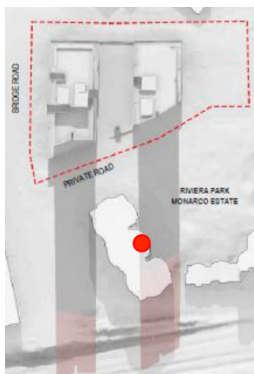
1. EXCESSIVE HEIGHT AND DENSITY

The proposed 27-floor development (89 meters) is:

- **Completely out of character** for our residential area
- **30% larger** than the already problematic base plan of 404 units
- **Unacceptably dense** with insufficient parking (391 spaces for 549 units)

Severe Impact on Solar Access to My Property: The shadow analysis clearly demonstrates that my unit in Block D will be severely impacted by both the base plan (20 floors) and the proposed 27-floor development. The diagrams show:

12noon



1pm



2pm



- **12:00 PM Winter Solstice:** Significant shadow coverage begins affecting Block D
- **1:00 PM Winter Solstice:** Shadow coverage intensifies across my building
- **2:00 PM Winter Solstice:** Block C is in complete shade, with Block D heavily impacted
- **3:00 PM Winter Solstice:** Extensive shadow coverage continues

My property will lose essential natural light from approximately 11am onwards during winter months, receiving potentially only 2 hours of meaningful sunlight during the winter solstice period. This represents a fundamental breach of reasonable solar access rights and will severely impact the livability and value of my home.

2. TRAFFIC AND PARKING CRISIS

The proposal creates a parking deficit of approximately **158 vehicles** that will seek street parking in our already congested area:

- 549 residential units with only 391 parking spaces
- No adequate traffic management plan for the new northern access
- Insufficient infrastructure improvements to Bridge Road
- No consideration of the cumulative impact on local schools and services

3. PRIVACY AND SECURITY VIOLATIONS

The development threatens the security and privacy of our private residential community through:

- **Unauthorised public access** to our private roads via two fence gaps
- **No guarantee** that existing easements over our private road will be extinguished
- **Public park positioning** that encourages trespassing on Monarco property
- **Unsafe pedestrian access** points that compromise resident security

4. INADEQUATE INFRASTRUCTURE PLANNING

The proposal fails to address:

- **School capacity** - local schools already have no vacancies
- **Aviation safety** - no updated aviation report for 9 additional floors near Westmead Hospital helicopter routes
- **Emergency services access** - inadequate planning for increased population density
- **Public transport** - misrepresentation of proximity to railway stations

PROPERTY-SPECIFIC IMPACTS TO UNIT 710, BLOCK D

As a resident directly affected by this overdevelopment, I can demonstrate specific impacts to my property:

Shadow Impact Evidence: The shadow analysis diagrams provided by the community association clearly show that my building (Block D) will experience severe shadow impact from the proposed towers. The progression from 12:00 PM to 3:00 PM during the winter solstice shows my property losing natural light for the majority of the afternoon, fundamentally altering the livability of my home.

Property Value Impact: This loss of solar access will significantly diminish my property value, representing a direct financial impact from this overdevelopment.

Privacy and Security Concerns: The proposed public frontage area directly faces Block D, creating privacy concerns and potential security risks for residents like myself.

SPECIFIC DEMANDS

Based on the demonstrable impacts to my property and the broader community:

1. **Reduce height significantly** - even the 20-floor base plan causes excessive shading
2. **Remove all easements** over Monarco's private roads and facilities
3. **Eliminate public access points** to our private roads and park
4. **Provide adequate on-site parking** for all residential units
5. **Conduct a proper traffic impact assessment**, including the northern access road
6. **Update aviation safety reports** for the increased height
7. **Ensure adequate infrastructure** before approving increased density

CONCLUSION

This development, in both its base and expanded forms, represents overdevelopment that will severely impact the amenity, safety, and property values of our established residential community. The 30% increase to 549 units exacerbates every concern raised about the original proposal.

I urge the planning authorities to reject this application or require substantial modifications to address these fundamental flaws.

I request that this objection be formally recorded and considered in the assessment process.

Submitted by:



Craig Ballinger
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Date: 9th July 2025

Note: This submission is made in coordination with the Monarco Community Association's formal response while representing my individual concerns as a directly affected property owner.