

I object to the proposed development at 21-25 McIntosh St & 55 Wenona Ave for the following reasons:

BULK AND SCALE OF THE DEVELOPMENT

- The bulk and scale of the development is not sympathetic to the surrounding residential area. 3 blocks, each 8 storeys high, is totally incongruous with the surrounding one and two storey detached bungalow houses.
- This proposal is unsympathetic to its setting by the use of light colours that will emphasise the bulk and scale of the development.
- Any development of this site needs greater setbacks from boundaries and a reduction of the number of floor levels, to maintain local amenity, curtilage to surrounding historic properties and privacy for neighbours.
- The reference to the extent of future medium density development around the site to justify such a large development is unrealistic.
- The photomontage showing the proposed development next to Eryldene is inaccurate and misleading.

NEGATIVE IMPACT ON HERITAGE CONSERVATION AREA AND HERITAGE ITEMS

- The proposed development is not sympathetic to its setting within the Gordon Conservation Area. If it proceeds, the development will destroy the setting and curtilage of multiple historic properties, particularly 'Eryldene' at 17 McIntosh Street, which adjoins this development.

OVERSHADOWING

- The overshadowing will have a detrimental impact on a number of adjoining gardens.
- 'Eryldene' at 17 McIntosh Street is state listed for its architectural, cultural and botanical value and has an internationally significant collection of camellias. The over shadowing will significantly decrease morning sun that will decrease the health and condition of this socially and historically important garden.

LOSS OF PRIVACY

- The proposed development will overlook adjoining properties. This will result in loss of privacy to a number of surrounding homes due to overlooking.
- The garden at Eryldene is currently used for various public and private events. An 8-storey building that overlooks the gardens will negatively impact the privacy for these events, thus reducing the economic viability of Eryldene, as it relies on the enjoyment of the garden by those visiting it.
- The photomontage of the development from the rear garden of Eryldene is inaccurate and therefore misleading.

DEEP SOIL LANDSCAPE

- The development including the underground carpark, prohibits any meaningful area of deep soil landscape. This will prohibit the establishment of any adequate tree canopy. As a result, the inappropriate bulk and scape of the development cannot be mitigated by vegetation.
- The extensive excavation for the 2-storey belowground carpark has an unknown impact on the water table that may have a significant impact on the listed garden.

SIGNIFICANT EXISTING TREE REMOVAL

- The proposal requires the removal of a significant number of mature trees. This should not proceed as it will lead to a significant loss of visual amenity to the area and cannot be replaced in the medium term.
- Many mature trees and open spaces that are currently home to native birds and animals will be destroyed.

RIGHT OF WAY

- There is a shared right of way over the driveway to 55 Werona Avenue. This driveway is utilised by a number of properties including 17 McIntosh St and 57 Werona Ave. The proposal to remove the driveway and replace it with a pedestrian path and pavilion will block access to the adjoining properties who utilise the right of way.
- Eryldene relies on access via the rear lane to its rear gate for the delivery of equipment for events and materials used for the maintenance of the garden and buildings. The proposed development will prevent this essential access and threaten the preservation of this important site.

INCREASED TRAFFIC VOLUMES

- The over development of the site will greatly increase the volume of traffic on local streets. The single entry/egress point to the underground carpark will result in local traffic congestion.

VISITOR PARKING

- Adequate off-street visitor parking has not been provided within the development. The number of apartments proposed will likely result in numerous visitor cars being parking on surrounding streets. These local streets are already congested with rail commuters parking their cars. This development would exacerbate this existing local traffic and parking problem.

I trust these concerns will be considered and the project be rejected.

Your sincerely

Wendy Dellit

Trustee, The Eryldene Trust