

Name Withheld

SYDNEY OLYMPIC PARK, New South Wales

Message

I am writing to object to the aspect of the proposal involving the construction of the 45-storey serviced apartment tower on Site 2A ("Tower"). The reasons for my objection are outlined below.

Ambience and appearance. Unlike hotel guests and event-goers who are transient to Sydney Olympic Park ("SOP") and most likely see it only as an entertainment hub, SOP's residents experience it every day of the year. Its residents are intimately familiar with and appreciate its day-to-day vibe and atmosphere, village ambience, and its calm and slow-paced way of living. The Tower will likely have a detrimental effect to this ambience that the residents enjoy, as it will increase the number of visiting guests to SOP who will see it as an entertainment hub rather than a residential suburb. While this may provide short-term benefits to the guests who are at SOP temporarily, it may also present long-term disadvantage to SOP's residents.

Furthermore, the aesthetic of the buildings throughout SOP would best be described as minimalist. The Tower will be significantly inconsistent in appearance and stature with the existing buildings. The height of the Tower will also be very jarring to the existing skyline of SOP, greatly protruding from all other buildings.

Obstruction to existing residents. Due to the significant height of the Tower, it will most likely have negative impacts on nearby residents. It will likely cast a shadow on to existing buildings, which will reduce the amount of already limited direct sunlight that some buildings and community spaces. It will also likely obstruct views that residents currently enjoy, including water and nature views. There is also a concern that the significant nature of the construction work involved with the Tower may have a negative effect on the structural stability and foundations of nearby residential buildings (particularly for nearby buildings containing defects that were developed by the same developer of the prospective Tower, which I understand such defects are alleged by relevant owners' corporations to have been caused by the developer in the construction of the buildings).

Parking and traffic. The significant increase in the number of guests that can be accommodated by the Tower will naturally have a negative affect on both the parking and traffic situation of SOP. While I note that the proposal includes guest parking, it is unclear what number of guests will use that parking (for example, due to cost) and instead utilise public parking. Furthermore, SOP predominantly has two-lane streets (one lane in opposite directions), which has the potential to further exacerbate traffic congestion due to hotel guests attempting to navigate into SOP. Both the parking and traffic situation would likely be exacerbated on event days.

Construction timing. There is also a concern regarding the timing of the construction.

I understand that SOP will be going through a number of construction projects relating to SOP2030 and the metro station. The possibility for multiple construction projects to overlap, or occur in close temporal proximity with one another will cause great fatigue on SOP's residents, and likely exacerbate the above concerns.

While I am objecting to the proposal of the Tower, I do believe that construction projects can be reasonably necessary and provide some benefits to the local community. As such, I believe that most of my reasons for objecting would be addressed if the maximum height of the Tower was set as no greater than the height of the existing SOP buildings.