



KOGARAH BAY PROGRESS ASSOCIATION

13th February, 2019

The General Manager
Georges River Council
McMahon Street
HURSTVILLE NSW 2220

DA2018/0516 5-11A WYUNA STREET, BEVERLEY PARK NSW 2217

The Kogarah Bay Progress Association Inc. has today submitted a separate letter requesting Council to draft a DCP specifically for the local precinct which creates outcomes that are sympathetic to the residential dwellings, especially those opposite in Wyuna Street and in John Street and set the theme for the future character of the streetscape for the area. We believe any consideration of the above DA should be deferred until this is done.

Nonetheless, some comment is warranted on the DA for a seven storey residential flat building containing 64 units its will have a massive irretrievable adverse impact on its locality.

We acknowledge that Council should approve an application to use a site for a purpose for which it is zoned, *but only* if the design of the project results in acceptable environmental impacts. We suggest the latter is not the case.

The scale exceeds permissible limits

The proposed development exceeds permissible height limits above natural grade, as shown on the various DA drawings.



Given that the development fronts a quiet residential street of essentially single storey dwellings, there can be no reason to approve any non-compliance with height limits, particularly given the permissible height itself is totally out of scale with the adjoining residential area and there is no transition zones to ameliorate the visual discontinuity.

We also note the Statement of Environmental Effects (page 20) mentions a noncompliant side setback of 4.5m for the bottom 3 storeys. This should be rectified to ensure compliance.

The proposal affects unacceptably the amenity of adjoining properties

Nearby residents will be overlooked by occupants of the upper floors. Residents enjoying their gardens will suffer the unnerving feeling of constantly being watched, whether this actually occurs or not. Indeed, the proposed design promotes view lines directly across adjoining properties.

The residences to the south and the west will be overshadowed in mid-winter – the very time solar access is vital, imposing both direct economic (heating) and indirect health costs on residents.

The design appears to have no noise attenuation considerations (e.g. double glazing etc) and in fact with wide balconies it promotes outdoor celebrations by occupants. The noise emanating from upper units will spread unhindered across nearby residences, increasing the prevailing noise levels significantly. To counter this, residents may need to either close their own windows or go to the expense of double glazing their own properties.

These impacts arise out of a design that fails to consider neighbouring properties, and this is particularly relevant given it is situated on a zone boundary. The design should be amended to both set back the upper stories to reduce the overshadowing, and also introduce measures to reduce the privacy loss of nearby residents.

The proposal will create unacceptable traffic congestion in Wyuna Street

We ask that Council critically review the proponent's traffic report. It suggests that that the current houses at 5-11A Wyuna St currently generate 5 car trips per hour while the proposed new development (with over 100 resident and visitor carparking spaces) will only generate 19 car trips per hour. Clearly the proponent is understating the traffic movements and the resulting impact on Wyuna Street.

This is crucially relevant because of the narrow nature of the street. The pavement is only 7.4m wide, and with parking on one side of the street, Wyuna effectively becomes a single lane street. Residents will tell you it already experiences congestion and even driver conflict when external events like games at the Jubilee Oval occur, and the proposed dramatic increase in traffic will exacerbate the situation.

Consequently, it is probable that Council will be forced in time to restrict kerbside parking, further diminishing the amenity of adjoining residents.

The DA should be rejected until such time as the proponent submits for consideration a traffic analysis that assesses;

- the true increased traffic demand from the proposal;
- the increased traffic that will also arise from other proposed high-rise developments – this DA is simply the first of several and should not be considered in isolation; and
- the realistic impact on traffic flows, street parking and resident amenity.

Public Transport is not readily accessible.

A key principle underlying the selection of sites for high rise development is the accessibility of public transport. The site fails in this regard and the scale should be reduced accordingly. The bus stop near Jubilee Oval is around 620m distant and Renn Street even further. Rail stations are well beyond walking consideration.

This will ensure residents in the proposed development rely primarily on car transport, increasing the load on Wyuna Street and nearby parking.

Conclusions

In summary:

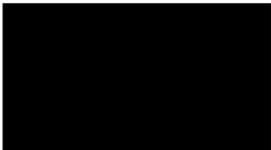
- The proposed height and scale is non-compliant in several respects, and is excessive for its location on a quiet residential street.
- The adjoining residences are particularly vulnerable to the impacts of overshadowing, loss of privacy and potential increased noise levels;
- The proposal will create unacceptable traffic congestion.

Combined, these ensure the proposal will have a severe impact on the local amenity and character of the area. From no reasonable perspective can the proposal demonstrate strategic merit.

Re-affirming our opening comment, the Association strongly believes any consideration of the DA should be deferred until such time as Council drafts a DCP specifically for the local precinct which creates outcomes that are sympathetic to the residential dwellings especially those opposite in Wyuna Street and in John Street and set the theme for the future character of the streetscape for the area.

However, in the event that Council should choose to consider the DA, we request that it be rejected until such time as the proponent resubmit a proposal that rectifies the concerns set out above.

Kind Regards



Jeff Powys – Secretary
Kogarah Bay Progress Association Inc