

## **SUMMARY OF ISSUES IN SUBMISSIONS 736 Victoria Road Ermington DA/24/2010**

### **Issues raised during notification of original plans**

- Concerns are raised regarding the existing high volume of traffic especially from all the new development in the area
- Concerns are raised regarding the increase in on street parking
- Concerns the entrance to the development is off Fitzgerald Road and not from Victoria Road
- Concerns there is not sufficient visitor car parking for the site
- Concerns there will be additional trucks utilising Fitzgerald Road
- Concerns that the development will severely affect the standard of living and the quiet enjoyment of their properties
- Concerns are raised due to the existing ground levels of the development site and adjoining properties that consideration is given to stormwater runoff
- Concerns the existing views will be diminished due to the heights of units 3 - 12
- Concerns the façade has provision of minimal articulation in design
- Concerns the area will be downgraded in quality of construction and design
- The proposal will increase graffiti in the area
- Concerns the development is not appropriate in the area
- Reduction in the number of units is preferred
- Concerns the units will overlook the rear yards of existing dwellings and result in a loss of privacy for adjoining property owners
- Concerns the area has not been down zoned yet as advised in a letter from the Deputy Lord Mayor in 2008
- Concerns raised that no advice was provided regarding the approval of Local Environmental Plan (LEP) 2007
- Concerns regarding the safety of children in the area with increased traffic
- Concerns regarding the loss of trees
- Concerns the existing infrastructure is not sufficient to cater for the development and the increase in population
- Concerns raised that the development will limit solar access to dwellings
- Concerns are raised regarding the location of the garbage collection point as it was not indicated on plans
- Devaluation in property prices
- Dwellings 3 -12 should be single storey dwellings
- Alternate access to the site should be investigated including from Victoria Road or on the north eastern end of the property
- Concerns are raised that the noise generated from an approved use at a adjoining property may impact on future occupants. The owners request that noise mitigating measures are imposed to affected units
- Concerns are raised that the traffic report which indicates "an estimated 10 additional vehicle movements in peak periods" is an unrealistic estimation
- Concerns the SEE is not accurate as it states a pedestrian path will be provided and linked to existing footpaths; however there is no pedestrian pathway shown in the development plan
- Concerns are raised that the rows of development will limit air flow to existing dwellings

- The style of proposed dwellings is out of character with the existing town house development and low density housing in Ermington
- Concerns the dwellings will be rented out
- Concerns that pollution monitoring has not occurred on main roads and development is not suitable along main roads
- Concerns are raised that Child care centres are being approved on or near main arterial roads and the health issues are being overlooked
- Motor usage in Sydney is on the rise
- In general residential development is not suitable on main roads, roads with high traffic volumes, roads near railway lines due to the pollutants from vehicles and trains and this is supported in documents published over the years
- Acoustic Impact on Victoria Road
- Air Quality
- Whether Agenda 21 would be considered in the assessment of the subject DA

### **Issues raised during notification of amended plans**

- Demolition of heritage should be avoided
- Concerns are raised regarding tree removal
- Increase in housing should be avoided
- Impacts on services
- Concerns are raised that the submission of amended plans does not address the traffic issues
- An alternate access should be provided
- Loss of views and impacts on privacy to No. 4 to 12 Fitzgerald Road
- Concerns are raised that the site is not meant to be residential in the first place.
- Concerns are raised regarding the impact the additional houses will have on the road network during construction and after construction.
- Concerns are raised that the units will be cheaply built and ugly and are not consistent with the existing character of the area.
- Concerns are raised regarding the need for community consultant when the ideas are not taken on board.
- Footpaths and lighting should be improved within the area