

ATTACHMENT E

FURTHER POINTS OF OBJECTION

Issues relating to the bulk, scale and height of the development

- a. *The bulk, scale and type of the development is a major issue. Having up to 97 residents and shoe horned into 2 former residential blocks is completely unacceptable. The proposal seeks to jam 52 boarding houses right on top of the boundaries of all adjoining converging properties. The character and amenity of the area will be irrevocably lost. The owners' visual gardens amenity will be replaced by visually bulky high buildings crammed up against their fenceline, reducing their garden and trees amenity as well as access.*
- d. *The owners object to building heights of Blocks A & B, C (southern elevation) have been increased by up to 1 metre as evidenced by the 4 to 5 steps between Blocks A & B down to Blocks D, E & F and the RL on the plans.*
- g. *The only two story buildings blocks (if at all) to be contemplated shall be at the front of the property. The remainder are to be single story. The preference is for single story with skylights throughout the property development as a major source of light.*
- h. *The developer's requested building height increase beyond standard building heights should be denied. This is an aggressive request by the developer who firstly refused to comply with the legislative requirement of 0.50 car spaces per boarding house unit and now from what can see wants to minimise the cost of installing an underground car park.*
- i. *Any height increase approved will again contribute to issues outlined in a and b above.*
- y. *The min 3 metre building height for each floor (1.5 metres from the owners' fence line) and site RLs need to be reduced. For example, each units ceiling height should be reduced from 2700 AFL to 2400 AFL with minimal roof pitches and flat ceiling skylights maximised as a major source of light. No height elevations of the ground floor of any block should be contemplated*
- dd. *Front setbacks recommended by the Council are welcomed by residents. Rear setbacks for residential units are to be included in the Council's assessment to address the visual bulk and loss of amenity.*

Issues relating to the proposed on-site car parking arrangements

- c. *There is no capacity for the closest surrounding streets to accommodate overflow car parking for residents and their guests. In addition to residents, there is a scout hall, girl guide hall primary school and childcare centre in the vicinity which up to 50 families a week each utilise, as well as a nearby primary school on the next block.*
- j. *There is inadequate disability car spaces (ie 2 car spaces for 3 units).*
- m. *There should be designated car washing facilities in the car park to provide avoid WHS risks.*

Issues relating to potential overlooking / loss of privacy

- e. *The proposed 16 unit two story building (southern of Block A & B) which elevated from what we can see up to 1 metre approximately 10 metres from the owners' rear fenceline needs to be deleted due to an unacceptable loss of privacy and amenity.*
- f. *Any blocks contemplated should be one storey due to the possibility of multiple balconies with up to 35 transient residents surveilling surrounding converging properties 24 hours a day 7 days a week.*
- n. *Intrusive south facing (16) balcony designs (block A & B) and large windows on a raised site will be intimidating to neighbours who will be under 24 surveillance by up to 35 transient residents and their guests at any one time.*
- o. *All south and west facing balconies should be deleted and replaced by 500 high X 1000 long windows with window heights 2700 AFL (roof height per level currently 3000). This is a common modern design feature which maximises air, light, privacy, space and security.*
- s. *Wide (600) Long high (700) planter boxes bordering the communal areas and outdoor living areas near any rear unit blocks contemplated (eg D, E, F) are to be replaced by 2 metre high security gates. Residents and their guest can presently stand on them and look into the owners and neighbours property. This per the developer's documentation is the designated communal party and gathering zone. Some of these planter boxes are already on elevated ground These gates in lieu of planer boxes will provide rear boarding house residents and their neighbours greater security, particularly for the most vulnerable residents (aged and disabled) in the community.*
- w. *High privacy screen to be installed on the developments entire eastern boundary to provide privacy screening to the scout/girl guide halls and playground and also to facilitate "flipped" plan design aspects referred to below. It should be noted as the underground car park entrance will be on the eastern boundary. This privacy screen will be at least 7 metres from the current Eastern Wall of Block B.*
- cc. *No boarding house 24 hour or other lighting or security cameras are to be directed towards the owners' backyard or property.*
- ll. *All balconies for any unit two story blocks contemplated are to face Boronia Road (north) or Leo Reserve (east) (ie flip the plans where required). Given this will be an ultra high density development for people living in confined quarters this is imperative for the safety of ALL residents.*

Issues relating to side and rear boundary fencing

- p. *The developer's fencing and security gate plan (Nov 2018) is inadequate both at the front and rear of the property.*
- u. *A standard fence height extension of 450mm to 600mm (as compared to the standard fence height of 1800 AFL) needs to be approved for the owners and neighbourhood boundary fences in order to partially address privacy, noise, health outbreaks, visual bulk and security concerns. This should be paid for by the developer to the satisfaction of neighbours*

- whose properties converge on the development. For the 16 Orana Place owners this would include their north and east boundary fence lines.*
- v. *Please note the owners of 14 ,15 & 16 Orana Place have also expressed an interest in decorative high privacy screening being paid for by the developer.*

Issues relating to security

- q. *2.0 metre high security gates are required at the front of the property. This should be an easy and attractive design feature for a suitably experienced architect, a feature which is readily and attractively included in modern residential developments in the greater Sydney Metropolitan area.*
- r. *Security fencing/gates are to be inserted between the back of building blocks (eg D, E, F) and the owners' northern and eastern fence line (ie no communal access, no rear unit courtyards).*
- t. *Security gates required to entranceway for underground carpark: an access key audit is to be performed monthly.*
- qq. *Some units appear to have large windows over toilet cisterns and beds which is a security issue.*
- mmm. *Developer to meet the cost of security fencing/screening at the front and back of the scout girl guide halls (2) property in consultation with the organisation.*

Issues relating to adjoining vegetation

- x. *Rear blocks (eg D, E, F) are to be moved or deleted to accommodate the owners requested TPZs for significant and protected tree species.*

Issues relating to stormwater management

- aa. *The altered site RLs needs to be examined to ensure there is no water run off onto the owners' property. This has been a an ongoing concern expressed by the Owner to Council*
- bb. *The residential block that the DA development site is on has historically been referred to by local residents as a flood zone. A flood study is to be commissioned by Council by an independent hydraulic engineer to assess the impact of the development on neighbouring properties.*

Issues relating to the on-site storage and collection of waste

- k. *There is an inadequate private garbage collection facility in the garage as garbage will need to be collected at least bi weekly. The proposed garbage truck turning circle for private collection will be at best difficult, also posing safety issues for the ultra high number of residents and guests (including the disabled) who will utilise the underground car park.*
- l. *There is a need for garbage chutes from upstairs to the underground garbage area. No ground floor garbage storage station should be contemplated. There has been historical pest issues in the vicinity due*

the flood zone and the open water canal. A proper and regular garbage collection process is imperative. Not just once a week.

Issues relating to light spill / glare

- III. Council to examine the areas where 24 hour lighting is proposed by the developer*

Issues relating to on-site services

- ii. There appears to be no fire control room on the plans identified at the front of the property for emergency services to access in the event a smoke or fire alarm goes off.*
- jj. There is no mention in the documentation of a fire and safety system where the room generating the fire alarm can be identified quickly by emergency services.*

Issues relating to the acoustic impact

- rr. In order to minimize noise impact on neighbours, any clothes dryers and toilets contemplated are to be affixed to unit common side walls and any air conditioning units are to be affixed to northern or eastern walls of any residential units.*
- jjj. Non smoking and preferably designated quiet zones are to be enforced 10 metres from the owners' fence lines.*
- rrr. As a footnote the developer has submitted an acoustics report which reports an average of 52 to 55 decibels for this busy main State road. This is not the reality of living on this busy main state road. We respectfully point out that the sample data used in the study include a public holiday and a weekend which has distorted the result. We request that council obtain an independent acoustics report.*

Issues relating to the impact on the character of the area

- b. The design of the boarding house blocks is confronting and does not fit in with the character and streetscape of the local area.*

Works the objector requests Council to undertake

- nnn. Council to provide decorative 3 metre high privacy screen to Leo Reserve public park.*
- ooo. Council to provide lighting to the park.*
- ppp. Council or the developer to fund lighting to the girl guide scout halls (2) property.*
- qqq. The existing storm water drain in Orana Place Greenacre needs to be secured by Council. Residents have raised the unsafe access to the open storm water drain by children who play in the park and in the open drain. This needs to be addressed as there are up to 100 children in the vicinity of this area twice a week.*

Design and operational suggestions

- z. *Roof annexures to be replaced by flat skylights as a major source of light. Any skylights contemplated are to face the Northern (or if required Eastern) boundary. This will also facilitate more light for residents.*
- ee. *All residential blocks (eg Blocks D, E F) contemplated closest to the owners' fence lines are to be compulsory, single, non smoking occupancy dwellings (no double occupancy).*
- ff. *Disability units, if contemplated, are to be assigned to the rear of the property.*
- gg. *It is preferable that the manager's office/residence and or external storage room are to be located at the rear of the property along the owners' fence lines in lieu of any residential units contemplated.*
- hh. *It appears the plan does not have a separate managers office or storeroom necessary to maintain such a property.*
- kk. *It appears detailed plans show some alarms directly over kitchen stoves which seems counter productive.*
- mm. *All unit living rooms and door entrances, for any single unit design contemplated, are to be facing Boronia Road (north) or Leo Reserve (east) ie flip the plans where required so to address noise and privacy eg Blocks A, B, C, not D.*
- nn. *The rear wall of each unit is to be facing the development's southern and eastern boundaries so the quietest rooms are closest to the owners' fence lines (ie flip the plans where required so to address noise and privacy (eg Blocks A B & E).*
- oo. *All windows contemplated on unit walls facing southern or western boundaries of the development are to be high or frosted. For example, a 05 x 15 window above a bed in a bedroom, with window height 2100 AFL or a frosted bathroom shower window 04 x 08 with a window height of 2100 AFL. This will maximize space utilisation, air flow, light, security, noise insulation and pollution reduction (eg Blocks A, B, C, D, E).*
- pp. *Laundry, bathroom and bedroom are to be located at the rear wall of each unit contemplated on the southern and western elevations of each block contemplated (quietest room closest to the owners' and neighbours' fencelines).*
- ss. *Minimal roof pitches sloping downwards to the northern and eastern development boundaries.*
- tt. *Units skylights (in preference to roof Annexures) are to be maximised as a main source of light for each unit light. This will reduce building height and increase solar light access.*
- uu. *Any the roof annexures or skylights contemplated in principle are to face Boronia Road (north) or Leo Reserve (east).*
- vv. *Motor vehicle, motor cycle and bicycle parking- ALL to be at the front or preferably underneath the property as designated on the plans.*
- ww. *Likewise, garbage to be housed or collected from preferably underneath or at the front of the property and collected at least bi-weekly.*
- xx. *Any temporary garbage station contemplated on the ground floor (for example in front of Block C) is to be deleted. All residents to bring the garbage to designated garbage room located underneath or at the front of the development for bi-weekly collection.*

- yy. *A garbage chute system is to be installed by the developer which is basic standard for modern residential developments of this scale.*
- zz. *The developer's submission promotes high utilisation of communal outdoor areas as a key feature of its architectural design. No communal congregation is to be contemplated along the owners' fence lines.*
- aaa. *Therefore, the communal area is to be moved so that it is at the front of the property and adjacent and parallel to the driveway entrance to the underground car park (ie next Leo Reserve). Therefore the width of Block A and B needs to be reduced to accommodate the large communal areas contemplated and the current Block F which is move to the front of the property so that it is adjacent to Boronia Road.*
- bbb. *The communal area is to be bordered by 4 metre high privacy/noise/pollution screening on the eastern boundary and 2 metre high security gates or building walls on the remaining perimeter.*
- ccc. *It should be noted that the eastern boundary 4m high privacy screen on the outer eastern outer boundary of the car park entrance will be about 7m metres way from the communal area, so the sense of space for the area will not be lost and the neighbouring childrens facilities will have privacy.*
- ddd. *This communal outdoor area is the only outdoor area where smoking is to be permitted.*
- eee. *Block F (communal room) is to be moved towards the front of the property on Boronia Road adjacent to the underground car park entry. An external 2 metre high security gate is to be located at the front of the property and utilised by any guests contemplated to access the communal area by foot. This should assist the manager in managing approved guests and communal parties as outlined in the POM. The design will assist with physical crowd control as well as mitigate noise, security, proposed 24 hour lighting and privacy issues raised.*
- fff. *Another security gate is to be located at the rear of the communal area and is to be the access point for residents who wish to access or exit the communal area to enter their residential blocks. This will assist the manager in managing any guest contemplated by residents for his approval to attend the premises as contemplated in the POM.*
- ggg. *Only units facing and closest to Boronia Road are to be designated smoking units.*
- hhh. *Stairs/lifts between upstairs and downstairs car park to be moved at the front of the property inside the newly located communal area and next to the underground driveway entrance which is adjacent to Leo Reserve.*
- iii. *The ground level access point to the underground car park will be via the communal area. This will reduce the security and noise impact of residents and their guests entering and leaving the property (24 hours x 7 days a week).*
- kkk. *Communal clothes lines are to be designated non smoking, enclosed by security gates and to have a louver roof. This is to be adjacent to the communal area. There presently is no drying room onsite and the practice of hanging washing on verandahs or in windows needs to be discouraged during bad weather periods. This will also promote security and protection for residents property as well as a sole purpose function for this area.*