

Submission Number: 62

Submitted at: 8/26/2022 4:43:00 PM

Submitted by: Denis Doherty Doherty of Glebe 2037

I agree with the objections of the council

Despite these improvements, the City maintains the majority of its objections to the INSW proposal raised in our original submission, specifically the INSW proposal as amended:

â€¢ does not allow sufficient sunlight to neighbouring apartments and the foreshore promenade

â€¢ proposes apartments that deliver potentially hazardous health outcomes for future residents due to noise and pollution

â€¢ makes a new intersection at Miller and Bank streets that is shared by concrete trucks entering and leaving the intersection that is unsafe for all users, especially pedestrians, and

â€¢ fails to deliver a mixed-use precinct with a sufficiently consolidated, substantial employment precinct within 400 metres of the new Metro station.

To assist the project, the City completed a Design Review of the proposal which found the Blackwattle Bay proposal needed the following improvements:

â€¢ a wider foreshore promenade with more sunshine for a continuous avenue of trees

â€¢ in addition to the promenade, a new park with plenty of sunshine for grass to grow and people to enjoy at the promontory

â€¢ a better response to the site conditions for:

- o safe and comfortable wind environment for people in the public space
- o protecting residents from air and noise pollution
- o minimising overshadowing to neighbouring properties
- o safer streets for pedestrians and drivers

These improvements can be achieved with fewer, lower towers and a revised street layout and building envelope, with a similar yield.

It is disappointing that INSW have not made many of the changes required to adequately respond to the City's Design Review. In doing so, they have also ignored some key issues raised by the

community and recommendations from their own consultants in reports prepared to support their RtS.

The City requests that the RtS be further reviewed and amended to ensure:

- â€¢ a new promontory park, provided a minimum four hours of continuous sunlight in mid-winter to most of its area for grass to grow and people to sit in sunshine
- â€¢ a foreshore promenade north of the park, with a minimum two hours of continuous sunlight at the equinox to support a continuous row of trees for summer shade, this is best provided with a wider, on land promenade
- â€¢ a revised Miller Street intersection that provides safe and direct entry for people walking, even if Hymix and its concrete trucks remain, and a new intersection on Bank Street for vehicles connecting to the existing fish market site
- â€¢ planning envelopes that protect future residents from the air and noise pollution of the Western Distributor and Hymix facility
- â€¢ planning envelopes that minimise overshadowing of existing neighbouring residential apartments
- â€¢ a quantum and arrangement of commercial uses on site that will attract and sustain commercial tenants
- â€¢ planning controls deliver affordable rental housing on government owned land within the precinct
- â€¢ a revised street layout with fewer, wider streets to enable a new connection to Bank Street, clear separation of commercial and residential buildings, and better arrangements for servicing and car parking, and
- â€¢ more certain controls for less carbon intensive, and sustainable buildings.