

Jane Flanagan - OBJECTION - MP09_0160 MOD 2 Wentworth Point

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Subject: OBJECTION - MP09_0160 MOD 2 Wentworth Point

Modification Request for 23 Bennalong Parkway Wentworth Point 2127 MP09_0160 MOD 2

I object to the modifications sort by the developer

Building B will have a significant affect on the lifestyle of the residents in the adjacent Capri building. The developer should not be allowed to increase the height of the building to nine stories. These residents have a beautifully landscaped community courtyard on level two. This courtyard would be over looked by the new high rise creating winter shadow, currently this courtyard has six hours of winter sunshine. The new development Building B should provide an interesting facade on this aspect rather than be a boring flat finish. The perimeter trees adjacent to Capri are popular with the local birds. The developer should seek to protect and retain these trees.

Community Services

Wentworth Point has no child care services. No future development should go ahead without planning for childcare - long day care and pre-school education. Currently mothers and toddlers gather to meet in the footpaths or in foyers of buildings.

Transport.

The bus service to Wentworth Point is extremely limited ceasing at 6.50pm from Strathfield. This does not provide for those working shifts, attending TAFE or other educational institutions. There is no commuter parking at the Olympic Park Wharf and no lighting for street parking for those returning after dark.

Access to underground parking.

Bennalong Road and Hill Road are extremely congested. This development is on the intersection of these so additional apartments should not be allowed to proceed for safety concerns.

Parkland

The proposed park to be part of this development is for the use of the entire Wentworth Point Community. The development plans will make it a park surrounded by buildings. It will be in shadow throughout winter. This area is no large enough to provide the space required for both active and passive play.

Streetscape

The current proposals have the highest storeys on the street with internal courtyards and landscaped areas. This great a tunnelled streetscape - focussing wind and creating a very enclosed feel for those using the footpaths.

Northern Sun

By having highrise on the northside of developments fewer apartments will enjoy the light and winter heating that comes naturally from the sun. Therefore no increase in height should be allowed on the northern face of any of the buildings.

This highlights some of my concerns for the area.

Road safety, access for the disabled throughout the suburb, visitor parking, bike pathways within the local streets.

No increase in height or the number of apartments should be supported.

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2127