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**Sent:** 11/06/2025 7:35:15 AM

**Subject:** Objection to proposed development Application Number: DA2025/0573 - New - Demolition works and construction of a residential flat building

To whom it may concern,

I am writing to formally object to the proposed development application seeking consent for the construction of a 27-apartment complex, including a basement car park accommodating 66 vehicles

This development is proposed in a location that is already under significant pressure due to limited street parking, increased traffic congestion, and a residential character that is not suited to medium- or high-density dwellings.

### **1. Incompatibility with the Existing Residential Landscape**

The proposed development is inconsistent with the established character of the surrounding area, which predominantly comprises low-density, single-dwelling homes. The scale and density of the proposed apartment block represent a significant departure from the current streetscape and built form, undermining the cohesive residential aesthetic valued by the community.

### **2. Traffic and Parking Impacts**

Although 66 basement car spaces are proposed, developments of this scale typically result in overflow parking, especially when accounting for visitors, residents with multiple vehicles, and deliveries. The surrounding streets already experience substantial parking shortages, and this development would exacerbate the issue, affecting both residents and emergency service accessibility.

In addition, the increase in vehicle movements—potentially up to 100 additional car trips per day—would worsen congestion in an area not designed to accommodate this level of traffic flow. This raises concerns for pedestrian safety and local road efficiency.

### **3. Overdevelopment and Amenity Concerns**

The sheer number of units proposed on the site suggests overdevelopment. Such density may lead to increased noise, reduced privacy for existing residents, overshadowing of adjacent properties, and a general reduction in neighbourhood amenity. These impacts are likely to diminish the quality of life for nearby residents.

I respectfully urge the council planning authority to consider the significant and legitimate concerns raised by this objection and others submitted. While responsible urban infill is essential, it must be balanced against local context, infrastructure capacity, and community impact. This proposal does not achieve that balance and should be refused or significantly amended to better align with the existing residential character and capacity of the area.

Thank you for considering this submission.

Yours sincerely,

Glenn Murray

