

I wish to object to the proposed increase to precinct 3 to 24 stories of student accommodation. As an owner/occupier of the area my reasons for this objection are:

1. there is not enough street parking for this sizable increase. especially when no car park is planned. i am aware the developer argues that students will not need a car as its proximity to public transport and other amenities that are within walking distance. But in reality, some of these extra 500 odd students will have cars and also will have people visiting them, which creates more cars in the area.
2. The streets surrounding the development are not suitable for the increase in foot traffic. As it is it's quite difficult to walk along the surrounding streets, often you have to have a single file due to poles and the width of the footpaths.
3. The height of the building is out of character of the neighbourhood which is mainly 2 story Terrace Houses. It will change the look and feel of the area which has a village charm to it and one of the reasons we purchased in the area.
4. The project seems to be taking away from the fact the whole development is meant to be affordable housing for Indigenous people.

My suggestion for the IPCN is the reject the proposal and allow the Pemulway project to continue with its original approved building for precinct 3 which is 8 storeys/154 students.

Thank you