

- Overshadowing concerns from 4 storey buildings
Current living rooms and outdoor spaces of neighboring properties in full sun now however proposed shadow diagrams in full shade
- No solar panel shading studies for existing solar panels on properties
- No cross sections determining how much sun is lost in properties
- The shadow lines have changed because there is not a lift over-run in building F and generator housing on top of RAC which is not represented in current diagrams
- Bulk and scale of your redevelopment being 4 storeys not in keeping with the surrounding homes; which are either 1 or 2 storeys
- Artist impressions deceiving hiding all the 4 storey buildings behind trees or other buildings of parts of buildings not giving the correct impression of the size of the buildings in relation to existing ones in comparison,
- The completed building will be an eyesore
- On that new ground level there will no doubt be a retaining wall completely surrounding the project, or will most probably be the new carpark beneath the building and that is not shown in any visual artists' impressions
- Once Uniting is finished the new ground level in Beach Street may be 1500-2000mm above the current existing building height so 4 storeys above that again will dwarf all existing buildings by comparison but again no detail shown
- No artist impressions show neither the new building starting height of the proposed buildings and for all the many homes that surround the development this is crucial
- Uniting plan to hide the buildings by adding trees, and lots of trees. Current residents are losing sun however with 10-20m trees proposed this is due to shade properties more
- Full length windows and doors will look straight into current homes with no attempt to protect privacy
- Limitation on light transmission concerns to surrounding properties
- No changing the glass balustrading to opaque as requested to hide current residents
- No mention as to fence details on development including height, type of construction and noise transmission
- The developer has maximized unit numbers on the site for monetary gain without considering existing residents
- View and privacy loss and way more shadow loss that Uniting are reporting.
- Noise that will come from the massive number of residents in the buildings once completed, and where their balconies will be located and noise coming from the residents, as well as the noise from not only one air conditioning unit but multiple air conditioning units.
- Not keeping with streetscaping and all that you will see when driving up our street are the masses of units directly in view some streetscapes will show one long building, way longer than the length of the new Tweed Valley Hospital
- The community not wanting the development.
- Totally out of keeping with our street character when all you will see driving up Drift Ct will have massive number of units towering way above our homes and overshadowing current residents;
- The street views have not been at all represented in the artist impressions, with Uniting hiding buildings behind trees or buildings
- Loss of sun to current yard will make our yard a barren wasteland and pools plunged into shadow
- Lawns and gardens of existing properties will die with no or little sun
- Traffic concerns both on site (underground car park noise) and ventilation of carpark fumes.
- Suppression of noise for the masses of not only rooftop air-conditioning units
Basement venting and where that will be made.
- Flooding concerns
- 17m+ Height Limit concerns from a new raised height
- What is deemed Natural Ground Level currently and proposed
- Noise made from residents and their invited guests once its completed.