

Request to be heard?: No

Precinct: General

Full Name: Jason, Hannah, John, Robert and Megan

Organisation:

Affected property:

Attachment 1:

Attachment 2:

Attachment 3:

Comments: This submission was prepared collaboratively by participants who attended a workshop on the 29 November 2017. The workshop involved a facilitated discussion about key aspects of the draft framework including transport, sustainability, open space, community infrastructure, and place and height and density of built form. The following submission is structured around what representative community participants liked about the draft Framework's proposals to deliver on height and density in built form, as well as gaps they feel should be addressed, and further considerations. What was liked

- Several considerations for the proposals concerning heights and density were well received, including:
 - o Variation of height and consideration for parks.
 - o Consideration for creating light open spaces.
 - o Outdoor areas and backyards rather than just buildings.
 - o Higher buildings near public transport.
 - o Well thought-out height limits and mix of buildings.
- Where there are gaps
- The 24-storey buildings on Lorimer Street are quite disliked, as they create a loss of views and a feeling of being blocked in and can create wind tunnels.
- There are currently some areas of unlimited heights and a low likelihood of single storey buildings. We would like to see a 12-storey maximum.
- Negative pollution and health impacts of having residents living on high-volume traffic routes.
- Plan high rises so it feels like there is more open space and less crowding and encourage larger buildings in more dense areas.
- Consider geo-technical conditions and potential movement of the structures, in addition to long term projections for flooding impacts. For further consideration
- Further consideration needs to be given to requirements for larger sized rooms, especially for 2 bedroom apartments, to accommodate affordable family living.
- Provision for not-for-profits to be incorporated into the area in an affordable way. How will affordable/public housing work – will it be under the same controls?
- Consider the governance of the uplift process on the developers – we need useful, connected spaces.
- Introduce minimum size of apartments, including numbers of windows and consider the distance between apartments.