

DA Submission

Submission

Development Application: DA/52308/2017/C
Property: 12 Cedar Crescent, BLACKWALL NSW 2256
Applicant: Site Studio
Description: Demolition Existing Dwelling, Construction New Dwelling & Conversion of Existing Garage into a Secondary Dwelling (Amended Application)

Comments: I object to the proposed modification application for 12 Cedar Crescent, Blackwall.

While a dwelling has previously been approved on the site, the amended design appears to increase building bulk, site coverage and visual dominance when viewed from Orange Grove Road. The proposal increases site coverage from 44% to 48% and increases building height from 8.31m to 8.488m.

We are particularly concerned about the potential loss of [REDACTED] and outlook from properties located opposite the site on Orange Grove Road. The application does not appear to include a comparative view-sharing assessment demonstrating that impacts are equivalent to, or less than, the approved development.

In addition, the application does not provide a comparison of shadow impacts with the approved development and we request Council ensure there is no additional impact on surrounding properties.

I ask Council to require a detailed view-sharing and streetscape assessment before determining the application.

Our overall view is that [REDACTED] increased visual bulk and the absence of a comparative view/shadow assessment are our strongest objections for planning grounds, particularly because [REDACTED] and we have views across the water corridor [REDACTED]. Our objection is based on a comparison to the amended design against the already-approved design, rather than objecting to development in general.

Date Submission Received: 21-Aug-2026