

From: Adam Caddies
To: Schwartz, Steven
Date: 10/05/2006 12:42:09 pm
Subject: Tennyson Tennis Centre

Steven,

For this re-referral I have attached comments **T&T, NES & Community Life.**

As the plans for not changed a great deal the previous advice stands. I do not believe 'Towers in a Park' design model makes for a good community. This is merely a device for maximising economic returns to justify the tennis centre.

The reason for trying to get a structure plan showing the Animal welfare land was to try alter the design to achieve a coherent development that is integrated on human/ village scale. The state appears resolved to plonk these ugly towers that:

- Places Towers 5&6 too close to the water
 - contain no affordable housing provision
 - makes no effort to utilise the existing powerhouse building
 - design towers that provide a thin screen of development along the river. Blocking views from the river and Sport and Recreation area.
- (see more detailed responses attached)

A socially alienating residential environment will be the result. You cannot base tower living on the social amenity of state tennis centre.

I find it ironic that the state is holding up the WEWLP on the issue of height Riverside Area (7 stories in the LP) as a result of community concerns. Yet on state owned land much further away from CBD are proposing over 10 stories with little social infrastructure (based on tennis centre). Similarly will call in the Montville project and reject on Environmental grounds. Yet will call in Rode Rd, Stafford to override Council decision and facilitate development on State owned land.

Regards Adam
City Planning

CC: Hanisch, Juergen; Honywood, Simon; Margaritis, Illira; Milvydas, Al; Wilson, Brad

QFCI

Date:

10/11/11 JM
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Exhibit Number: