

Attachment F

Submissions

From: elizabeth bushby <[REDACTED]> on behalf of elizabeth bushby

<[REDACTED]> <elizabeth.bushby@[REDACTED]>

Sent on: Tuesday, December 5, 2023 7:23:34 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I am a resident in a nearby street.

There is no objection to the development in principle but it is too high for the area, will create too much shade etc.

There should also be a requirement for sufficient parking for all residents within the development as the street parking is already very difficult (and will get worse with the Waterloo developments).

Thanks

Elizabeth

Sent from my iPhone

From: pu wang <[REDACTED]> on behalf of pu wang <[REDACTED]> <pu wang <[REDACTED]>

Sent on: Saturday, November 25, 2023 5:18:33 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

The building in the DA is proposed to be 35m, which will cast a big shadow to the building of 68 Mcevoy St directly facing the proposed building.

The solar access tally spreadsheet has already demonstrate a great reduction of the solar access time for the lower levels of the 68 Mcevoy St.

What is the basis of this assessment? Is there any drawing about shadow projection developed along with this solar access tally?

The spreadsheet uses 30-minute interval for the assessment, which make some apartment barely meet the 2hr minimum requirement. If 15mins interval is used, some of the apartments may not even reach the 2-hour mark.

Has any geo-technical assessment conducted regarding this DA, considering the newly excavated Sydney Metro tunnel is in the vicinity of the DA?

Regards,

Pu

From: Adeline Lau <[REDACTED]> on behalf of Adeline Lau <[REDACTED]> <Adeline.Lau@[REDACTED]>
Sent on: Friday, December 1, 2023 4:52:49 PM
To: council@cityofsydney.nsw.[REDACTED]
Subject: Comments regarding Application D/2023/884

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

Application Reference: D/2023/884
Site Address: 216-220 Wyndham Street ALEXANDRIA NSW 2015

I am writing to comment my significant concerns regarding the application D/2023/884 on 216-220 216-220 Wyndham Street ALEXANDRIA NSW 2015.

Proposed building height

The height of the proposed building at 35 metres (more than 10 storeys) does not complement the existing environment in the vicinity. The monstrous building that has been proposed for approval would dwarf the neighbouring buildings and community ambiance.

Reduced sunlight

The enormous height of the proposed building will block the sunlight for other neighbours, reducing the attractiveness of the area's livability.

Increased proximity

The large scale building will lead to privacy concerns overlooking into neighbours windows and balconies.

Reduced road accessibility

Given the busy traffic already experienced in the roads on McEvoy St, Wyndham St and Botany Rd, the addition of a large residential building will only add to more bike/car/truck traffic on the roads, increasing commute times for area residents, more traffic accidents that will occur, and escalate delays during periods of heavy traffic for those that live in the area or those that are driving through. In addition to this, the street parking availability on McEvoy St, Wyndham St and Botany Rd is already scarce and difficult to find any time of the day, addition of a 10 storey building will only add to this ongoing problem.

Kind regards,
Adeline Lau

From: Alexander Payne <[REDACTED]> on behalf of Alexander Payne

<[REDACTED]> <Alexander Payne <[REDACTED]>

Sent on: Friday, December 1, 2023 5:19:17 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Kruize,

I object to this building only being affordable housing. It should be a mix of private and affordable in order to help maintain the building and the area. It needs to be minimum 60% private. Companies often have no interest in maintaining these buildings or enforcing rules in them either such as leaving junk on balconies for the surrounding low rise houses for see.

Kind Regards,
Alex

From: PlanningAlerts <[REDACTED]> on behalf of PlanningAlerts
<[REDACTED]> <PlanningAlerts <[REDACTED]>

Sent on: Friday, November 24, 2023 9:25:46 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Comment on application D/2023/884

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

For the attention of the General Manager / Planning Manager / Planning Department

Application: D/2023/884

Address: 216-220 Wyndham Street Alexandria NSW 2015

Description: Concept Development Application for a mixed use development including concept envelopes up to approximately 35m in height over 10 storeys, a new east-west through site link, ground and level 1 commercial uses and affordable rental housing above.

**Name of
commenter:** [REDACTED]

**Address of
commenter:** [REDACTED]

**Email of
commenter:** [REDACTED]

Comment

Many of the buildings in this area are fairly low density and allow for natural light in the apartment blocks and a 10 storey building would definitely affect this and create congestion with parking and traffic in an already highly dense region. There will need to be increased public bus routes and train frequency to meet the demand of an increased population.

There are concerns about structural damage of neighbouring buildings e.g. ground movement and this impact on the owners in the surrounding apartments. Will there be a process of accountability, particularly with the quality and ability for a construction company to take on building a high rise apartment and adhering to a timeline?

This comment was submitted via PlanningAlerts, a free service run by the charity [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

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From: Bianca Dorfmueller <[REDACTED]> on behalf of Bianca Dorfmueller
<[REDACTED]> <Bianca.Dorfmueller@[REDACTED]>
Sent on: Tuesday, December 12, 2023 3:40:37 PM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Samantha,

I'm raising some concerns regarding the over 10 story proposal as there is currently no 10 story buildings in the area and this would increase the area to a much higher density in this already very busy area and set a new president.

A few points:

- Over the past few years all the traffic in the area has been diverted to the corner of 216-220 Wyndham Street and McEvoy Street, increasing the congestion to this corner and Botany Road, as the cars sit idling waiting for the lights to turn green an increase in the exhaust smoke, leading to unhealthy air conditions.
- Lack of parking spaces in the new complex will lead the new residents to find alternative parking around Alexandria park not allowing any visitors in the area to use the facilities or even allow guests to visit as there will no longer be any street parking which is already challenging.
- The height and size of the complex will no longer allow solar panels to be viable option in the surrounding buildings which is not a great thing for the environment.
- Blocking sunlight from all other surrounding windows and buildings.
- Putting more pressure on Green Square station which is already over congested with its inadequate platform space.
- The large well-established trees will almost likely be removed to make full use of the land, again leading to worse air quality.
- Inadequate supermarkets in the area that are not boutique/metro.

We hope you take all these matters seriously and consider them.

Kind Regards

Bianca

From: blythe dingwall <[REDACTED]> on behalf of blythe dingwall
<[REDACTED]> <blythe dingwall <[REDACTED]>

Sent on: Monday, December 11, 2023 8:59:08 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

I live at 196-202 Wyndham street, which is the closest residential building to the proposed new development.

I am happy to see that affordable housing will be built in the area and support the project overall. The only issue with the proposed development in its current form is the height.

Every other apartment on the block is 4-5 stories above ground. Having a 10 story building right next door will dwarf the other buildings and overshadow our building in particular.

If the development goes ahead at 5,6 or 7 stories at most, I would support this wholeheartedly as would many others in the area.

Please don't hesitate to contact me if you need any further information - my number is [REDACTED] or you can reach me on this email.

Thank you,

Blythe

From: Samantha Kruize <[REDACTED]> on behalf of Samantha Kruize
<[REDACTED]> <Samantha.Kruize@[REDACTED]>

Sent on: Monday, November 27, 2023 2:50:46 PM

To: DAsubmissions <DAsubmissions@cityofsydney.nsw.[REDACTED]>

Subject: FW: D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015

Hello, can you please file the below as a submission for D/2023/884.

Thanks,

Samantha Kruize
Senior Planner
Planning Assessments



Telephone: +612 9246 7263
cityofsydney.nsw.[REDACTED]



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: [REDACTED]
Sent: Friday, November 24, 2023 6:28 PM
To: City of Sydney <[council@cityofsydney.nsw.\[REDACTED\]](mailto:council@cityofsydney.nsw.[REDACTED])>
Subject: D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good Afternoon,

Questions about the Housing Development proposed for 216-220 Wyndham Street, Alexandria, see below:

- Height level doesn't align with other apartments in this area
- Building 10 stories is too high
- Traffic on Wyndham Street is already busy and this will add to more traffic and noise
- Affordable Housing - will it be maintained to high standards not like the affordable housing located in other parts of the area which is run down, rubbish lying around, damage to external parts of the building, graffiti
- What impact is this build going to have on residents within this area, dirt on buildings during construction etc

I look forward to your feedback regarding the above questions.

Regards,

[REDACTED]

From: Cameron McEwan <[REDACTED]> on behalf of Cameron McEwan

<[REDACTED]> <Cameron McEwan <[REDACTED]>

Sent on: Monday, November 27, 2023 10:23:16 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I just wished to comment on the DA application D/2023/884. I am a resident of a neighbouring building and I think the application looks sound on the whole. However I object to the number of car spaces.

15 car spaces across 104 units and commercial is inadequate. A high proportion of tenants will have at least one vehicle. I understand from the documents attached to the DA there is a limit of 72 car spaces for this building - 15 is barely a fifth of that amount.

The streets in Alexandria are already flooded each day with residents without off street parking and commuters trying to find free all day parking close to the nearby stations. While it is understandable that as we move towards a greener city we can strive to have less car parks. We are not living in that reality now and a lack of car spaces will just serve to further exacerbate an already oversaturated area and reduce the quality of life for residents who already cannot have family and friends drive to visit most of the week.

Best,

Cameron

From: PlanningAlerts <[REDACTED]> on behalf of PlanningAlerts
<[REDACTED]> <PlanningAlerts <[REDACTED]>

Sent on: Tuesday, December 5, 2023 12:41:58 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Comment on application D/2023/884

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

For the attention of the General Manager / Planning Manager / Planning Department

Application: D/2023/884

Address: 216-220 Wyndham Street Alexandria NSW 2015

Description: Concept Development Application for a mixed use development including concept envelopes up to approximately 35m in height over 10 storeys, a new east-west through site link, ground and level 1 commercial uses and affordable rental housing above.

**Name of
commenter:** [REDACTED]

**Address of
commenter:** [REDACTED]

**Email of
commenter:** [REDACTED]

Comment

This development will negative impact the neighbourhood. Having spoken to a number of neighbours and other users of the space, the objections include:

1. A proposal that shows a lack of consultation with the community and their needs, in favour of for-profit design and character-less urban intensification
2. Developers and strata companies exploiting economic crises to profit from dodgy units that don't support families, in situations where low quality builds and substandard service provision is rife
3. The lack of supporting infrastructure, adding further constraints to local services such as busses, parking, tradespeople, gyms, schools, parks, etc
4. The presidence set for converting a suburb of character, cultural heritage, and liveable spaces into soulless towers
5. The removal of PetO, which sets a character for an active and social neighbourhood where people interact on the way to Alexandria park with their pets
6. The removal of the AUSA gym which brings together a diverse group of people, who are otherwise excluded from commercial gyma
7. Excessive competition in an already struging retail environment
8. Construction noise and inconveniences
9. Removal of iconic public art. The proposals do not seem to understand the prominence and significance of Mr. Marsh's works
10. Obstruction of views
11. Obstruction of sunlight, including for health and for prospective solar panel installations

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From: PlanningAlerts <[REDACTED]> on behalf of PlanningAlerts
<[REDACTED]> <PlanningAlerts <[REDACTED]>

Sent on: Tuesday, December 5, 2023 12:41:58 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Comment on application D/2023/884

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For the attention of the General Manager / Planning Manager / Planning Department

Application: D/2023/884

Address: 216-220 Wyndham Street Alexandria NSW 2015

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**Name of
commenter:** [REDACTED]

**Address of
commenter:** [REDACTED]

**Email of
commenter:** [REDACTED]

Comment

This development will negative impact the neighbourhood. Having spoken to a number of neighbours and other users of the space, the objections include:

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From: <[REDACTED]>
Sent on: Thursday, November 30, 2023 8:57:46 AM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

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Hi , the limit is 15m not 35m, please tell them to stick to the planning guidelines

I don't agree it should be leased to low income households only. Why isn't it a mix to allow people to buy.

From: Daniel Penna <[REDACTED]> on behalf of Daniel Penna <[REDACTED]> <Daniel Penna <[REDACTED]>

Sent on: Tuesday, December 12, 2023 4:30:01 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Attention: Samantha Kruize (216-220 Wyndham Street)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Councillor Kruize,

I am writing to you as a concerned property owner at 103/117 Wyndham Street, currently residing in Amsterdam, Netherlands, to express my objection to the proposed development of a 10-story social housing apartment block at 216-220 Wyndham Street, Alexandria. My objections are based on two main aspects:

Inconsistency with Existing Building Height Regulations:

The proposed development far exceeds the maximum building height of 4 stories for structures located on Wyndham Street north of McEvoy Street. This significant deviation not only undermines the existing urban planning guidelines but also potentially disrupts the architectural harmony and skyline of our neighborhood.

Lack of Mixed Housing Approach:

The decision to allocate the entire block for social housing is a concern. Drawing from the Dutch model of social housing in Amsterdam, where I currently reside, I have observed firsthand the benefits of integrating social and conventional housing. The Dutch approach ensures that new apartment block developments contain a mix of both types of housing. This strategy prevents the formation of isolated 'ghettoized' communities. It fosters a more diverse and inclusive environment, enabling residents in social housing to find better opportunities for work and build meaningful relationships with their more established neighbors.

In Amsterdam, this balanced approach has proven successful in creating sustainable, vibrant communities where all residents, regardless of their socio-economic status, can thrive. The integration of different housing types promotes social cohesion and a sense of belonging, crucial factors in building a resilient community.

In light of these points, I urge the council to reconsider the proposed development at 216-220 Wyndham Street. An alternative approach, akin to the Dutch model, would not only comply with the existing urban design regulations but also contribute to a more integrated and prosperous community in Alexandria.

I appreciate your attention to this matter and hope that my insights from Amsterdam can contribute positively to our community's development in Alexandria.

Yours sincerely,

Daniel Penna
Property Owner, 103/117 Wyndham Street
Resident, Amsterdam, Netherlands

From: <[REDACTED]>
Sent on: Friday, November 24, 2023 1:00:10 PM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Samantha,

I am writing to express grave concerns and objections regarding the proposed development in our neighbourhood. As a resident directly impacted by this proposal, I feel compelled to outline the objections shared by many of our neighbours.

The development application for the construction of a 35-meter-high building, raises several significant concerns that jeopardize the well-being of our community and individual residents.

Our objections and concerns are as follows:

- **Sunlight and Shadow Impact:** The proposed building's height and positioning could result in a substantial obstruction of natural sunlight to our properties, affecting our daily lives and diminishing the quality of light within our homes and outdoor spaces - MOST levels will have to face dramatic solar access reduction which will impact residents' basic quality of living and mental health.
- **Views and Aesthetics:** The construction of a building of this magnitude directly threatens the scenic views and aesthetics of our neighborhood. The proposed structure could significantly alter the character and charm that our community currently enjoys.
- **Privacy Intrusion:** The increased height and proximity of the new building might lead to a loss of privacy for several residents, potentially allowing direct visibility into private spaces.
- **Impact on Property Values:** There are concerns about the potential decrease in property values due to the adverse effects on sunlight, views, and the overall desirability of our properties resulting from this development.
- **Community Well-being:** Any development that compromises the existing harmony of our neighbourhood could impact the overall well-being and sense of community among residents.

Our objections are not merely personal but represent a shared concern for the preservation of our neighbourhood's unique characteristics and the welfare of all its residents.

We respectfully urge the relevant authorities to consider these objections seriously and comprehensively when reviewing the development application. We implore you to prioritise the concerns of the residents directly affected by this proposal.

Thank you for considering our objections. We hope that our collective voice will be heard and given due consideration in the decision-making process.

He Bai
68 McEvoy Street, Alexandria NSW 2015

From: J K <[REDACTED]> on behalf of J K <[REDACTED]> <J K <[REDACTED]>

Sent on: Monday, November 20, 2023 10:09:06 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Samantha

I'd like to say 10 storeys is starting to creep into the lower level housing areas.

It restricts sunlight on homes/apartments.

I would like to submit my opposition to this height in the area.

Regards
Jennifer Kingston

From: City of Sydney <[REDACTED]>
Sent: Monday, 20 November 2023 10:00 AM
To: [REDACTED] <[REDACTED]>
Subject: The latest from Development Applications on Exhibition - City of Sydney

New development and outdoor dining applications on exhibition

The applications listed below have been placed on public exhibition in the last week. You can also [view a full list of all applications currently on exhibition](#). View application details and documents or get the assessing officer's details by clicking on the links below.

You can [comment or object](#) to a proposal while the application is on exhibition. Applications on exhibition are in line with the City of Sydney's [community engagement strategy and participation plan](#).

Unless otherwise stated, the development applications aren't designated development under schedule 3 of the *Environmental Planning and Assessment Act 1979*.

On exhibiton

[Alexandria](#) | [Darlinghurst](#) | [Elizabeth Bay](#) | [Erskineville](#) | [Forest Lodge](#) | [Glebe](#) | [Haymarket](#) | [Millers Point](#) | [Newtown](#) | [Paddington](#) | [Potts Point](#) | [Pyrmont](#) | [Redfern](#) | [Rosebery](#) | [Surry Hills](#) | [Sydney](#) | [Ultimo](#) | [Zetland](#) |

Alexandria

Address: 35 Phillips Street ALEXANDRIA NSW 2015

Application number: D/2023/1010

Description: Alterations and additions including demolition of existing carport and proposed new garage with studio above, proposed new pool and ancillary

landscaping.

Exhibition close date: 29/11/2023

[View full details](#)

Address: 241 Lawrence Street ALEXANDRIA NSW 2015

Application number: D/2023/1013

Description: Alterations and additions to residential development

Exhibition close date: 30/11/2023

[View full details](#)

Address: 63 Wyndham Street ALEXANDRIA NSW 2015

Application number: D/2023/1047

Description: Alterations and additions to residential development

Exhibition close date: 30/11/2023

[View full details](#)

Address: 216-220 Wyndham Street ALEXANDRIA NSW 2015

Application number: D/2023/884

Description: Concept Development Application for a mixed use development including concept envelopes up to approximately 35m in height over 10 storeys, a new east-west through site link, ground and level 1 commercial uses and affordable rental housing above.

Exhibition close date: 12/12/2023

[View full details](#)

[Back to top](#)

Darlinghurst

Address: 93 Crown Street DARLINGHURST NSW 2010

Application number: D/2018/503/B

Description: S4.56 modification of consent for a mixed use development to amend the extent of street tree pruning

Exhibition close date: 28/11/2023

[View full details](#)

Address: 301 Forbes Street DARLINGHURST NSW 2010

Application number: D/2023/1029

Description: Temporary use of the building as an information and education facility, with ancillary office premises, entertainment facility, and shop, for the establishment of the Qtopia Sydney Centre. The application is Integrated Development requiring the approval of the Heritage Council of NSW (or its delegate) under the Heritage Act, 1977. The application is also Crown Development, pursuant to Section 4.32 of the Environmental Planning and Assessment Act, 1979.

Exhibition close date: 14/12/2023

[View full details](#)

Address: 301 Forbes Street DARLINGHURST NSW 2010

Application number: D/2023/1040

Description: Remediation works to remove hazardous materials present within the existing building. The application is Integrated Development requiring the approval of the Heritage Council of NSW (or its delegate) under the Heritage Act, 1977. The application is also Crown Development, pursuant to Section 4.32 of the Environmental Planning and Assessment Act, 1979.

Exhibition close date: 18/12/2023

[View full details](#)

Address: 82-106 Oxford Street DARLINGHURST NSW 2010

Application number: D/2023/1003

Description: Alterations to use two separate licensed small bar and restaurant venues on the lower ground and ground floor and associated signage. Proposed trading hours are 10am - 2am Monday - Saturday, 10am - 12 midnight Sunday.

Exhibition close date: 18/12/2023

[View full details](#)

[Back to top](#)

Elizabeth Bay

Address: 104 Elizabeth Bay Road ELIZABETH BAY NSW 2011

Application number: D/2023/1017

Description: Alterations to residential development - Unit 6

Exhibition close date: 30/11/2023

[View full details](#)

Address: 42 Macleay Street ELIZABETH BAY NSW 2011

Application number: D/2023/1051

Description: Alterations to residential development including internal alterations to Unit 4, construction of new walls and convert the existing study into a bedroom.

Exhibition close date: 04/12/2023

[View full details](#)

Address: 93 Elizabeth Bay Road ELIZABETH BAY NSW 2011

Application number: D/2023/956

Description: Demolition of existing pool house and construction of a new pool house, meeting/activities building and concierge office. And alterations and additions to residential development.

Exhibition close date: 15/12/2023

[View full details](#)

Erskineville

Address: 155 Mitchell Road ERSKINEVILLE NSW 2043

Application number: D/2015/966/G

Description: Section 4.55(2) modification of concept approval consent relating to Block E (between Metters and MacDonald Streets), to increase street wall height to Metters and MacDonald Streets from 5 storeys to 7 storeys, increase the overall height in storeys of the southern building from 7 storeys to 8 storeys and increase the height of roof forms. The concept modification is being assessed concurrently with detailed design proposal D/2023/842.

Exhibition close date: 14/12/2023

[View full details](#)

Address: 155 Mitchell Road ERSKINEVILLE NSW 2043

Application number: D/2023/842

Description: Stage 2 detailed development application for 'Block E' comprising two residential flat buildings, basement car parking and landscaping. The proposal is integrated development under the Water Management Act 2000, requiring approval from WaterNSW. The application is being assessed concurrently with a modification to the Concept DA D/2015/966/G.

Exhibition close date: 14/12/2023

[View full details](#)

Address: 155 Mitchell Road ERSKINEVILLE NSW 2043

Application number: D/2023/850

Description: Early works for 'Block E' (between Metters and MacDonald Streets) including bulk excavation, remediation, shoring, piling, new basement slab and associated services to facilitate the future development. The proposal is Integrated Development under the Water Management Act 2000, requiring approval from WaterNSW.

Exhibition close date: 14/12/2023

[View full details](#)

Address: 155 Mitchell Road ERSKINEVILLE NSW 2043

Application number: D/2023/962

Description: New public domain works (Stage 2 Phase 4) including roads, public park (McPherson Park) and ancillary amenities structures. The proposal is integrated development under the Water Management Act 2000.

Exhibition close date: 14/12/2023

[View full details](#)

Forest Lodge

Address: 5 Lodge Street FOREST LODGE NSW 2037

Application number: D/2023/999

Description: Alterations and additions to residential development.

Exhibition close date: 28/11/2023

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Address: 23 Junction Street FOREST LODGE NSW 2037

Application number: D/2023/1035

Description: PAN-387642 - Alterations and additions to residential development including new driveway and car parking

Exhibition close date: 30/11/2023

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Glebe

Address: 1 Alexandra Lane GLEBE NSW 2037

Application number: D/2023/1021

Description: Alterations and additions to residential development including minor excavation, new swimming pool and new garage with studio above.

Exhibition close date: 28/11/2023

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Haymarket

Address: 754-756 George Street HAYMARKET NSW 2000

Application number: D/2023/959

Description: Change of use to an appointment only tattoo studio.

Exhibition close date: 05/12/2023

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Millers Point

Address: 22 Kent Street MILLERS POINT NSW 2000

Application number: D/2023/1037

Description: Alterations and additions to residential development

Exhibition close date: 01/12/2023

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Newtown

Address: 23 Iredale Street NEWTOWN NSW 2042

Application number: D/2023/694

Description: Alterations and additions to residential development

Exhibition close date: 29/11/2023

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Address: 35 Egan Street NEWTOWN NSW 2042

Application number: D/2023/1014

Description: Alterations and additions to residential development

Exhibition close date: 11/12/2023

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Paddington

Address: 38 Walter Street PADDINGTON NSW 2021

Application number: RD/2023/137/A

Description: Division 8.2 review of determination of the refusal of a development application for alterations to residential development, including rear ground and first floor additions, and a new attic with front and rear dormer windows.

Exhibition close date: 30/11/2023

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Potts Point

Address: 117 Victoria Street POTTS POINT NSW 2011

Application number: D/2023/862

Description: RE-NOTIFICATION due to site notice on wrong building - Demolition of existing building, tree removal, excavation and construction of a new residential flat building, 4 to 8 storeys in height, with 22 apartments, 2 basement levels containing 26 car parking spaces, rooftop terraces, swimming pools and associated landscaping works including new tree plantings.

Exhibition close date: 29/11/2023

[View full details](#)

Address: 61-63 Macleay Street POTTS POINT NSW 2011

Application number: D/2022/1363

Description: RENOTIFICATION OF AMENDED PLANS for significant demolition of, and alterations and additions to the existing building, including excavation and construction of a new basement level, new ground floor extension, two storey addition, ground floor restaurant with hours of operation between 7.00am and 1.00am the next day, Monday to Sunday inclusive, and hotel accommodation at levels 1-4.

Exhibition close date: 04/12/2023

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Pymont

Address: 20-80 Pymont Street PYRMONT NSW 2009

Application number: D/2023/971

Description: Alterations and additions to the existing back of house of the Sydney Lyric Theatre to create a new secondary performance space with a capacity of up to 630 patrons. Proposed hours of operation of 10am to 3am the following day, Monday to Saturday and 10am to 1am the following day on Sundays. Proposed loading and bump in/out operations will occur 24 hours, daily.

Exhibition close date: 08/12/2023

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Redfern

Address: 710 Bourke Street REDFERN NSW 2016

Application number: D/2023/783

Description: Renotification - Alterations and additions to residential development. Renotification required due to new laneway structure proposed at rear of site.

Exhibition close date: 04/12/2023

[View full details](#)

Address: 175 Cleveland Street REDFERN NSW 2016

Application number: D/2023/1000

Description: Alterations to use premises as educational establishment.

Exhibition close date: 06/12/2023

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Rosebery

Address: 85-113 Dunning Avenue ROSEBERY NSW 2018

Application number: D/2017/1549/C

Description: Section 4.55(2) modification of consent for extension of current approval for temporary licensed events for a further 5 year period, comprising the following events; Other Internal Cannery Events, up to six (6) events to be held between 12 midday and 9pm; daytime markets, Saturday and Sunday weekly, up to 104 events to be held between 10am and 3pm; night time markets, Saturday and Sunday, up to six (6) events to be held between 4pm and 8pm.

Exhibition close date: 28/11/2023

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Address: 11 Asquith Avenue ROSEBERY NSW 2018

Application number: D/2023/1049

Description: Alterations and fitout works to residential development

Exhibition close date: 01/12/2023

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Surry Hills

Address: 68 Cooper Street SURRY HILLS NSW 2010

Application number: D/2023/1020

Description: Change of use of the existing general business use to residential use and alterations and additions to the lower ground floor, ground floor, first floor and a new attic level.

Exhibition close date: 28/11/2023

[View full details](#)

Address: 70-72 Campbell Street SURRY HILLS NSW 2010

Application number: D/2012/764/G

Description: Section 4.55 (2) modification of consent to continue the trial trading hours of the Soultrap Bar on the lower ground level between 10.00am - 2.00am (the following day), Monday to Sunday inclusive.

Exhibition close date: 30/11/2023

[View full details](#)

Address: 448 Bourke Street SURRY HILLS NSW 2010

Application number: D/2023/192/A

Description: Section 4.55(2) modification of consent to remove conditions relating to design modifications.

Exhibition close date: 01/12/2023

[View full details](#)

Address: 594-596 Crown Street SURRY HILLS NSW 2010

Application number: D/2023/1023

Description: Change of use of Suites 11 and 12 to a hair dressing salon with associated internal fit-out works.

Exhibition close date: 04/12/2023

[View full details](#)

Address: 422-424 Cleveland Street SURRY HILLS NSW 2010

Application number: D/2023/997

Description: Alterations, additions and adaptive reuse of The Kirk (former church), to contain a licensed restaurant. Works to construct a new five storey attached commercial building containing a licensed restaurant and commercial uses. The proposal involves restoration of heritage fabric, excavation for a basement containing end of journey facilities, plant and a dark kitchen. External landscaping works are proposed, as are works within the shared zone at the end of High Holborn Street. Proposed hours of operation for the new licensed restaurant are between 7:00am and 10:00pm, Sundays to Wednesdays and between 7:00am and 12:00 midnight Thursdays, Fridays and Saturdays. The application is lodged as integrated development, per the Water Management Act 2000.

Exhibition close date: 14/12/2023

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Sydney

Address: 2 Chifley Square SYDNEY NSW 2000

Application number: FA/2023/484

Description: Use 100 sqm of public footpath on Chifley Square for outdoor dining in association with 'Avenue on Chifley'. Proposed hours of use are 7.00am - 11.00pm, Mondays to Sundays. This is an amendment to a previous approval.

Exhibition close date: 27/11/2023

[View full details](#)

Address: 2 Murray Street SYDNEY NSW 2000

Application number: D/2023/1044

Description: Replacement and upgrade of existing timber boardwalk and associated public domain and landscaping works.

Exhibition close date: 01/12/2023

[View full details](#)

Address: 160-166 Sussex Street SYDNEY NSW 2000

Application number: D/2023/1009

Description: Alterations to use the existing basement for vertical farming.

Exhibition close date: 04/12/2023

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Address: 201-203 Clarence Street SYDNEY NSW 2000

Application number: D/2023/1038 159

Description: Alterations to use the basement level as a small bar. Proposed trading hours are between 10.00am - 2.00am (the following day), Monday to Sunday inclusive.

Exhibition close date: 07/12/2023

[View full details](#)

Address: 244-246 George Street SYDNEY NSW 2000

Application number: D/2023/989

Description: Internal alterations to Levels 2 and 3 of the 'Metropolitan Hotel'. Extension of trading hours of the basement, ground floor, and Levels 1-3. Proposed hours are 7.00am - 5.00am the following day, Mondays to Sundays inclusive.

Increase the overall patron capacity to 600 persons. The application is Integrated Development requiring the approval of Heritage NSW under the Heritage Act 1977.

Exhibition close date: 18/12/2023

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Ultimo

Address: 99 Jones Street ULTIMO NSW 2007

Application number: D/2023/1016

Description: Alterations and additions to to install awnings on the facade of dual level apartments level 9 and level 10

Exhibition close date: 04/12/2023

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Zetland

Address: 2A Defries Avenue ZETLAND NSW 2017

Application number: D/2012/807/E

Description: Section 4.55(2) modification of consent to renew operating hours for a further 5 year trial period. The proposed hours are 6am - 12 midnight Monday to Sunday inclusive.

Exhibition close date: 29/11/2023

[View full details](#)

Address: 10 Defries Avenue ZETLAND NSW 2017

Application number: D/2023/1027

Description: Stratum subdivision into two lots

Exhibition close date: 30/11/2023

[View full details](#)

Address: 1-7 Sonny Leonard Street ZETLAND NSW 2017

Application number: D/2014/1757/I

Description: Section 4.55(2) modification of consent to include a mezzanine level to four ground floor apartments in Building B and associated changes.

Exhibition close date: 01/12/2023

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From: Jerome Bell <[REDACTED]> on behalf of Jerome Bell <[REDACTED]> <Jerome Bell <[REDACTED]>

Sent on: Tuesday, December 5, 2023 7:20:27 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi, Samantha.

I am a resident of 196-202 Wyndham St, Alexandria. I have no objection to the project in principle however I am greatly concerned with the proposed scale of the development. As I understand it, the application is for a 10 storey apartment building. I'm sure you are aware that 10 storey's far exceeds all other buildings in proximity to the development site and is not in keeping with the neighbourhood aesthetic. Moreover, traffic conditions on Wyndham and McEvoy Streets are already problematic and additional traffic from a 10 storey residential building is certain to make congestion significantly worse.

Regards

Jerome Bell (Unit 12, 196-202 Wyndham Street)

Sent from [Mail](#) for Windows

From: Joyce and Daniel <[REDACTED]> on behalf of Joyce and Daniel

<[REDACTED]> <Joyce and Daniel <[REDACTED]>

Sent on: Tuesday, December 5, 2023 5:09:47 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern

We have a number of concerns regarding this proposal.

- 10 stories is much higher than any other building in the area. We are concerned it would block sunlight and be an eye sore in this neighbourhood
- it would worsen traffic in Wyndham st due to the increased population density and the number of cars entering in and out. Wyndham St is already very congested especially in the afternoon in the school (Alexandria park public is only accessed via Wyndham st) and work rush hours.
- we are concerned there are not enough parking spots for the residents in the apartment. Street parking is already limited for residents in the area.

Thank you

From: Krystyna Allen <[REDACTED]> on behalf of Krystyna Allen
<[REDACTED]> <Krystyna Allen <[REDACTED]>

Sent on: Monday, December 11, 2023 8:03:47 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: D/2023/884 - Objection to 216-220 Wyndham Street Social Housing DA

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good evening,

I am writing to object to the proposed development of 216-220 Wyndham Street. I live opposite at 123-129 Wyndham Street. My concerns are around the size of the development, as it is much larger than the surrounding buildings, therefore it would block sunlight and natural light from our homes, impacting both our wellbeing and the value of property in the area. I am also concerned about privacy from such a large over-bearing building

I am concerned regarding the safety of the area as this side of Alexandria has many young families and a wonderful community culture. Social housing is linked with higher rates of crime which would both affect our wellbeing and the value of property in the area.

Kind Regards,
Krystyna

From: Marc Hatherley <[REDACTED]> on behalf of Marc Hatherley <[REDACTED]>
<Marc Hatherley <[REDACTED]>
Sent on: Tuesday, December 5, 2023 8:37:50 AM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I object to the DA proposal for Wyndham street. My objections are the following:

1. The height of the building is not in keeping with the area and is an encroachment of higher density dwellings, such as those found in Waterloo and Zetland.
2. The area hosts a large number of affordable, community and social housing, which is a burden that should be spread amongst other areas, and not concentrated on the Alexandria area.
3. My concern is that a large apartment building will alter the community's character and identity, leading to a sense of loss of the neighborhood's unique qualities.
4. The visual appearance of the building will not be aesthetically in line with the local area and will bring down the beauty of the neighbourhood.

Thank you for you time.

From: Thompson, Mark <[REDACTED]> on behalf of Thompson, Mark

<[REDACTED]> <Thompson, Mark <[REDACTED]>

Sent on: Monday, December 11, 2023 9:33:51 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

CC: Bronwyne Whicker <[REDACTED]> [REDACTED] [REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attn: Samantha Kruize

We are writing on behalf of the Owners of Strata Plan 96877 being the owners of 196-202 Wyndham Street, Alexandria, to provide our objections to the proposed City West Housing Development proposed Bangalay Apartments at 216-220 Wyndham Street, Alexandria. Our objections are outlined as follows:

- At 10 storeys / 35 metres in height the proposed building is out of character with the other residential developments in the area which on Wyndham Street north of McEvoy Road are no more than 4 storeys and those south of McEvoy Street are approx. 6-7 storeys in height. This goes against the Sydney of City Development Control Plan Objectives for Mixed Use Developments which states that maximum heights should only meet the maximum height permitted when the development "Ensure the height in storeys and street frontage height in storeys reinforces the existing or future neighbourhood character". A 10 Storey development in this particular location does not enhance the character of the neighbourhood and would detract from the character given this is surrounded by low rise residential that will not be further developed.
- If the development utilises the permissible maximum number of car park spacings available at 72, this will have a significant impact on an already congested Wyndham Street during the morning and afternoon peak times. Also, it would add to the already busy traffic on McEvoy Street. In addition, this would increase the safety concerns with increased traffic for park users and school children crossing Wyndham Street to access the nearby Alexandria Community School.
- There are privacy concerns with the building overlooking and directly into bedrooms for those apartments with south facing windows.
- With a building of the proposed size, there are concerns that there will be excessive noise, dust and construction traffic during a protracted construction period, impacting on the day to day amenity of the surrounding residents.

Overall, we are supportive of community housing in the area, the we have as close neighbours of the proposed development are the size and density of the proposed development which is out of character with the surrounding residential buildings.

For and on behalf of the Owners of 196-202 Wyndham Street

Mark Thompson

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From: Ryan Christensen <[REDACTED]> on behalf of Ryan Christensen

<[REDACTED]> <Ryan Christensen <[REDACTED]>

Sent on: Tuesday, December 5, 2023 1:07:17 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To the City of Sydney and Those It May Concern,

As a Waterloo resident I am writing to express my sincere support for the proposed development at 216-220 Wyndham Street, Alexandria. The potential of this project to repurpose well-located industrial land into affordable housing aligns with the pressing needs of not just our community but the city as a whole, especially in light of the housing crisis.

Though it may not seem it at a glance, this area of Alexandria will soon be one of the best connected areas in the entire city, and arguably already is. The site is only moments from the soon to be open Waterloo metro station that will provide high-capacity rapid transit of a quality and speed never before seen in Sydney. In addition to this, the area is within the catchments of Green Square and Redfern stations which together provide access to almost all of Sydney's train network. As we face a housing shortage, initiatives such as this are nothing short of a necessity, providing housing solutions while curbing urban sprawl and environmental strain.

While the proposed 10-storey height might surpass the traditional scale of surrounding primarily industrial sites, it is worth noting that this height aligns with the norms of nearby residential developments and harmonises with the Green Square precinct's existing and evolving urban fabric. Indeed, the apartments constructed years ago directly opposite the site on the south-western corner of Botany Road and McEvoy Street are about 8 storeys. Given this context, any reduction in the development's housing capacity would be a tremendous shame.

Moreover, the site benefits from access to inner south's notable green spaces like Alexandria Park and enjoys proximity to essential amenities such as the Alexandria Woolworths, the recently redeveloped and expanded school, and the evolving facilities of Green Square. As such, I believe this development aligns with the city's dire need for sustainable, transit-oriented growth, and I wholeheartedly support the initiative to utilise this space the greatest possible extent.

Best Regards,
Ryan Christensen

From: Ryan Irvine <[REDACTED]> on behalf of Ryan Irvine <[REDACTED]> <Ryan Irvine <[REDACTED]>>
Sent on: Friday, December 1, 2023 4:00:53 PM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good afternoon,

Having recently moved into Alexandria, we're disappointed to see this development being applied for.

We live at 196 Wyndham street, we specifically opted for this area as opposed to Zealand/Greensquare area's to avoid living next to these tall high rises. It's our first property, and having gone through the arduous saving process, living in a dingy one bed flat for 5 years to secure the deposit for our first home.

I would like to object to this development as it dwarfs all the surrounding properties considerably. On this side of McEvoy street, there are no buildings even half the size of this proposed developments.

With the numerous high rises finished, being built and in progress around Green Square, Zealand and those being built in the former industrial land of Alexandria I fail to see the need for a building so tall in this area. It threatens to not only devalue the properties around it, but will effect our standard of living. It would mean far less sunshine hours for this block, and the blocks surrounding, ensure the already tough parking landscape will become next to impossible and introduce a lot more people to an already infrastructure poor area.

I do not object to progress, but I do object with development in line with existing living spaces. There is no need for this block to be over 4/5 stories.

There seem to be better spots for this, with the conversion of industrial land between Zealand, Alexandria and Waterloo, where a building of this size would not be out of place.

I hope you take these points, as I'm sure are mirrored by our many neighbours; and take them to heart. I would love to attend any public consultations moving forward to further voice these concerns.

You're truly,

Ryan Irvine

From: Sam Allan <[REDACTED]> on behalf of Sam Allan <[REDACTED]> <Sam Allan <[REDACTED]>>
Sent on: Saturday, December 9, 2023 12:45:50 PM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Samantha,

I would like to provide feedback on this proposal. I have a few concerns that have not been addressed by the documents provided.

1 - I am a local and live just down the road on Wyndham Street. Even the current premises on such a busy intersection I've seen multiple crashes /near crashes with cars pulling out. Having a 10 storey building with commercial uses below will only add to the danger here with cars coming out into one of the busiest intersections in the area.

2 - Parking. Local residents and visitors are going to lose more parking with more residents moving into the area. We have a beautiful park here and limited parking. It's hard enough to find parking around here at the moment and more residents is going to flood the area.

3 - Height of the building. I understand we will get more developments in Alexandria but what happened to the height restrictions of 4 storeys. Residents purchased in this area as there isn't the high rise buildings in Zetland and Waterloo and now the council have overturned this to make money and ruin a suburbs feel.

I really hope this is turned into a 4 storey building. Wyndham Street is a street that still has houses and small apartment buildings and residents want to keep it that way.

Thanks,
Sam

From: Scott Graham <[REDACTED]> on behalf of Scott Graham
<[REDACTED]> <Scott Graham <[REDACTED]>

Sent on: Friday, December 1, 2023 4:41:39 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good afternoon Samantha,

I am writing to strongly object to the Development application D/2023/884 on the corner of Wyndham and McEvoy Streets Alexandria. I own an apartment at 117 Wyndham Street.

The developments on this end of Wyndham Street are low rise, around four stories high. This building will rob us of sunshine, view to sky and diminish our community's character. It will stand right next door to the historic sub-station as a ridiculous modern monolith.

I also fear that our property values will be impacted should this development come to fruition.

Thank you for taking our community's concerns into consideration

Regards

Scott Graham
[REDACTED]

From: Steph Xu <[REDACTED]> on behalf of Steph Xu <[REDACTED]> <Steph Xu <Steph-xu@hotmail.com>>

Sent on: Monday, December 11, 2023 10:54:28 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Samantha and all others that this may concern,

I am a resident of 68 McEvoy Street, and I would like to submit an objection, or at least raise some concerns with regards to the development of 216-220 Wyndham Street.

I understand the importance of developing more affordable housing, especially with the rapidly growing cost of living crisis. I believe it is important to build more living spaces in a sustainable manner that takes into account the surrounding infrastructure and its impacts on it. There has been rapid development of high-density housing in suburbs in recent times, such as in Chatswood and Homebush, which has led to various issues including but not limited to increased congestion on the roads, lack of transport support for the increased population, increased pollution in high density areas, and environmental concerns. The development of a 10-storey building with a total of 104 units is concerning, given that the area is already a busy thoroughfare with limited street parking. The number of apartments will bring a huge number of people to the area, and it is not evident that there will be adequate changes made to existing public transport connections (i.e. busses) to help address increased load. Given that the Waterloo metro is yet to be unveiled and opened, there is no data yet to suggest that the metro will adequately manage the increased load. Is there going to be any increase in frequency or routes to support such an increase in population?

Furthermore, with the development of commercial units within the project and the proposed "communal space", are there more details or considerations on what kind of amenities will be provided? I am an advocate for a well-designed precinct, as I do believe that this can improve neighbourliness and cohesiveness between residents. What is the bidding process for retail venues to move into such a space? Who will maintain the open communal space and ensure that the areas remain well-kept? Will this actually be available for anyone in the area to access, or will it be exclusive to residents only? As a whole, I think redevelopment of the block on Wyndham Street can be a great idea, but I am opposed to the size of the development, and concerned about the lack of detail in the design and how it addresses these issues I have raised.

Instead of a high-density solution, is it possible instead to consider more medium-density buildings, which will prevent areas turning into concrete towers of high-rise? The importance of natural light cannot be overstated, with numerous scientific studies which confirm the beneficial effects of having natural lighting in living spaces. On a personal level, I know that I am very much affected by the weather, and adequate exposure to natural lighting does impact my mental health. To have that taken away will certainly impact my own quality of life, as it would affect all the residents surrounding the proposed development. In particular, the impact to those who live in lower apartments is extremely unfair, forcing people to live in confined lightless places. Furthermore, surrounding buildings which have gone for environmentally sustainable sources of energy like solar will also be impacted by such high-rise buildings.

Also on a very base level, the reality of looking out the window to see a huge building is realistically something that I am not enthusiastic about. That being said, if the design is an eco-friendly and beautiful design, this would be somewhat less of an issue. I understand that there will be a competition for designs of the building, should the development go ahead. I am curious as to how much consideration is actually going into this building, not just to address the population crisis, but also the environmental crisis we are going through. Will it be focused on an eco-friendly design, or even potential going a vertical forest route? This could remove some of the eye-sore aspect of the building, and help provide a greener space that can aid with increased pollution issues that come with increased living density. Are sustainable energy options being made a priority in the design, such as inclusion of solar? It is critical that in this day and age, developments take into account more than just the people of the present, but the people of the future too. If the development will bring more greenery and better eco-living to the space, I will be more inclined to support the development proposal.

To summarise, I object to the sheer size and density of the development on 216-220 Wyndham Street. I would be in favour of more medium-density development around the area, so that affordable housing can be provided in a sustainable manner

that takes into account the environmental and transport toll an increase in population would have on the area. I would be more inclined to support the proposal as well if there was an assurance on a focus for development of an eco-building, which utilises sustainable energy sources, and also increases the greenery of the space by way of vertical gardens and forests. I would also like to reiterate the importance of natural light for all that live in the area, and the impact of such a high-rise development on the wellbeing of surrounding residents.

Thank you for your time and consideration. I hope that my concerns will be taken into account and addressed.

Best Regards,
Stephanie Xu

From: Toan Do <[REDACTED]> on behalf of Toan Do <[REDACTED]> <Toan Do <[REDACTED]>

Sent on: Friday, December 1, 2023 3:08:42 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I am a resident of Alexandria living on Wyndham St and I strongly OBJECT to this DA submission. According to the current planning guidelines the building height should only be up to 15m tall but the developers are proposing 35m tall therefore that is outside of the planning guidelines so I object .

Please respond to this email.

Kind regards
Toan Do

From: Trans Pacific Investments Pty Ltd <[REDACTED]> on behalf of Trans Pacific Investments Pty Ltd <[REDACTED]> <Trans Pacific Investments Pty Ltd <[REDACTED]>
Sent on: Monday, December 11, 2023 9:48:09 PM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize
Attachments: C Thomson - Objection to D 2023 884 - 216-220 Wyndham St - Alexandria NSW 2015 .pdf (69.56 KB), C Thomson - Objection to D 2023 884 - 216-220 Wyndham St - Alexandria NSW 2015.docx (9.43 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

We are submitting an objection to 216-220 Wyndham Street, Alexandria NSW 2015. We have attached it in both PDF and DOCX format. If there are any issues with the documents and you need them resent let us know

Thanks
Christine Thomson

--
Crescent Securities Pty Ltd
34 Argyle Place
Millers Point NSW 2060
(02) [REDACTED]
[REDACTED]

Christine Thomson
Director Of Crescent Securities Pty Ltd

'Osbourne House'
34 Argyle Place
Millers Point NSW 2060

Owner Of Heritage Building I2240 - Electric Light Substation 89, 216-220 Wyndham St

Objections to D/2023/884 - 216-220 Wyndham St, Alexandria, NSW 2015

To Whom it may concern,

We are writing to object to the DA application D/2023/884 at the address 216-220 Wyndham St, Alexandria, NSW 2015.

We are the owners of the NSW listed heritage item I2240 known as Electric Light Substation 89 which is located next to the DA under consideration. We have owned and maintained this property for nearly 20 years while renting it out to various small businesses and we love the building and have great respect for heritage items. For example, our current business address is also a listed heritage property called Osbourne House (NSW Heritage Item I951) which the director owns and rebuilt to become a livable and serviceable heritage item.

We are very concerned about the plans under consideration over a variety of issues, we will be listing them below and writing in some detail regarding them. Please consider these issues before accepting the current proposal as we believe that these are fair changes that should be considered.

Objection 1 - Building Height (too many floors)

The current proposal is a 10 story building with ground floor commercial.

Having searched the surrounding area on foot, vehicle and google maps street view, the vast majority of large buildings in the area are 4 to 5 stories. The only exception to this is the 10-story building across the road at 68 McEvoy St and a 7-storey building at 191 Botany Rd with the top floor seemingly to be housing cell phone towers and equipment for mobile phone users in the area.

The vast majority of large buildings in both the suburb and surrounding suburbs such as Redfern and Everleigh, which have very similar densities of residential and commercial buildings, are about 4-5 stories. We believe it is a good height for this complex and is in alignment with the vast majority of the suburb and surrounding areas. Placing extremely high density residential apartments is too high of a detriment.

What we would have no objections to is if they lowered the number of floors to 5 or 6, to match the surrounding local area and suburbs.

Objection 2 - Building line/envelope next to heritage and reduction of Wyndham St greenspace

We did a search on the surrounding heritage sites and buildings, and if this application is successful in its current state, this will be the second 10 story building directly affecting the frontage of heritage items in the entire suburb of Alexandria. The only other high rise building that has directly affected heritage items is 68 McEvoy St which is located across the street.

The 10 story building located at 68 McEvoy St is right next to two heritage buildings, the You Ming Temple (NSW Heritage Item 01297) and the Glenroy Hotel (NSW Heritage Item I6). Due to its sheer size, it dwarfs these heritage items and puts completely into question the point of maintaining small heritage buildings if they can just be surrounded by massive buildings that are excessively bigger in size than they are. This is especially for You Ming Temple, as its entrance is down a small dead end street (Retreat St). The only thing that helps keep both You Ming Temple and Glenroy Hotel some kind of visual relevance as a heritage item is the gap provided by Retreat St. And if you look at the buildings on the other side of these heritage items, which are only slightly bigger than these heritage items, they blend in much better aesthetically compared to the high rise building of 68 McEvoy St.

The application also speaks of having a small corner cutout of 1.5m on the Wyndham St side of the building, but the building itself is going all the way to the boundary line and removes all the greenery located there and moves all the trees currently there on to the public footpath side next to the road. This severely limits the size of the footpath as well as future extensions if needed due to increases in footpath usage.

There is also an issue which we will explain in Objection 3 with regards to the 'Through Site Link'.

What we would have no objections to with regards to the envelope/building line is more setback of the structure of the building on the Wyndham St side that allows for a line of trees to be off the sidewalk which will maximize walking space similar to the McEvoy St side that they have proposed (2-3m). This is very similar to what is there currently.

Having clear walking pathways that are not blocked by trees and allow for expansion (as there are currently green islands on the pathway currently) would be very advantageous to have. If the NSW government and Sydney City Council want to increase the population in the area, you need to have clear and wide sidewalks to accommodate for more people walking around.

Also the 'Through Site Link' will need to be wider than the 6.0m proposed, see Objection 3 for details on that

Objection 3 - Through Site Link Potential Hazard Issues

As part of the Site Plan, they show that they plan to connect a Through Site Link to a driveway that is owned by 204-218 Botany Road. It has been planned as part of the 'Botany Road Precinct Urban Strategy' for laneways like this to be created for both pedestrian and vehicular access. However, I do find this though link strange as 204-218 currently only use their section for garbage waste collections and have no parking.

While we do not object to installation of a two way driveway to access the garage and garbage ports, we are concerned that the width of this proposed 'Through Link' is not wide enough and safe enough.

Due to a large number of both residents and commercial users being connected to this new through link of both the proposed development and 204-218 Botany Road commercial residences along with NSW Government and Sydney City Council looking to increase the population of the area, there is a high potential hazard for pedestrians when walking down this through link. Especially with the residences turning into the link and the zig-zag portion of the through link being a blind spot for both pedestrians and drivers.

Also, the width of the Botany Rd side of the link is much thinner than the proposed developments, it is too thin for a two way driveway area.

What we would have no objections to is an additional footpath be added all along one side or both sides of the through link, with additional hazard markings/zebra crossing if needed deeper into the link and additional turning/sight mirrors and signage. This would invariably make the proposed 6m wide through link be increased to accommodate this.

Christine Thomson
Director Of Crescent Securities Pty Ltd

'Osbourne House'
34 Argyle Place
Millers Point NSW 2060

Owner Of Heritage Building I2240 - Electric Light Substation 89, 216-220 Wyndham St

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From: vivian HOU <[REDACTED]> on behalf of vivian HOU <[REDACTED]> <vivian HOU <[REDACTED]>

Sent on: Sunday, December 10, 2023 11:13:26 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Samantha,

I am writing to express concerns regarding the proposed Concept Development Application for 216-220 Wyndham Street, Alexandria, as a resident at 68 McEvoy Street, directly facing the site.

1. **Height and Scale:** The proposed 10-storey, approximately 35-meter-high development raises concerns about its visual impact on the neighborhood skyline. Such scale may alter the area's character and potentially intrude upon residential privacy.
2. **Privacy and Views:** Increased height could lead to overlooking residences on McEvoy Street, compromising the privacy we currently enjoy. Moreover, the potential loss of views may impact property values and diminish the sense of space in our homes.
3. **Impact on Community:** While acknowledging the intent to introduce mixed-use spaces and affordable housing, the potential increase in traffic flow, pedestrian safety risks, and heightened noise levels should not be overlooked.

Considering these concerns, I urge a thorough reconsideration of the development's scale and potential impacts on privacy, views, property values, and the existing residential environment.

Thank you for your attention to these points. I trust these concerns will be given due consideration in the decision-making process concerning this development proposal.

Kind regards,
Vivian

From: Yangyang Zhang <[REDACTED]> on behalf of Yangyang Zhang
<[REDACTED]> <Yangyang Zhang <[REDACTED]>

Sent on: Thursday, November 23, 2023 5:57:16 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney ,

I am writing to express my strong objection to the proposed construction of a 10-storey affordable housing complex at 216-220 Wyndham Street ALEXANDRIA NSW 2015. While I understand the importance of affordable housing, I believe this particular development raises significant concerns for the following reasons:

1.
Height Discrepancy: The proposed 10-storey building contradicts the existing architectural landscape of our neighborhood, where there are currently no high-rises on this side of Wyndham Street, (from 118 Wyndham Street Alexandria NSW 2015 to 216-220 Wyndham Street ALEXANDRIA NSW 2015). This would significantly impact the aesthetic harmony of the area.
2.
Density and Congestion: The increased height and potential higher population density could lead to congestion issues, both in terms of traffic and the general livability of the neighborhood. It may result in decreased sunlight, increased noise, and an overall feeling of congestion.
3. **Community Impact:** Such a substantial change to the local landscape requires careful consideration of its impact on the community. A thorough community impact assessment should be conducted to address concerns regarding noise levels, privacy, and the overall well-being of residents.

I kindly request that the council reevaluates the proposed development, taking into account the concerns raised by the local residents. Additionally, I urge you to consider alternative solutions that promote affordable housing without compromising the unique character and livability of our community.

Thank you for your attention to this matter. I look forward to a thoughtful reconsideration of the proposed development.

Sincerely,

Yangyang Zhang
196-202 Wyndham street Alexandria NSW 2015

From: PlanningAlerts <[REDACTED]> on behalf of PlanningAlerts
<[REDACTED]> <PlanningAlerts <[REDACTED]>

Sent on: Wednesday, December 6, 2023 11:13:30 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Comment on application D/2023/884

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

For the attention of the General Manager / Planning Manager / Planning Department

Application: D/2023/884

Address: 216-220 Wyndham Street Alexandria NSW 2015

Description: Concept Development Application for a mixed use development including concept envelopes up to approximately 35m in height over 10 storeys, a new east-west through site link, ground and level 1 commercial uses and affordable rental housing above.

**Name of
commenter:** [REDACTED]

**Address of
commenter:** [REDACTED]

**Email of
commenter:** [REDACTED]

Comment

Dear,

I hope this message finds you well. I am writing to share my perspective on the proposed apartment development in our community. I want to express my overall support for the initiative as it aims to provide much-needed housing, catering to the growing needs of our area.

While I am not opposed to the construction of apartments, I believe it is crucial that the development aligns with established requirements and avoids any adverse effects on our existing neighbourhood. To this end, I would like to bring to your attention three specific concerns that I believe merit careful consideration:

1. Insufficient Parking Space:

While it is acknowledged that some residents may choose public transportation, it is essential to recognize the high likelihood that many occupants will own personal vehicles. I propose that the applicant either adjusts the number of units to comply with parking requirements or expands the parking space to meet the community's needs adequately.

2. Solar Access:

The proposed 35-meter high building has the potential to set a precedent for similar developments in the surrounding blocks. I urge the council to carefully evaluate the impact on solar access, considering the possibility of future developments with comparable heights. It is my hope that the council takes a comprehensive approach, ensuring that the proposed project does not compromise the solar access from the surrounding areas.

3. Right turn from Wyndham Street

Given the proximity to the existing intersection and the high traffic volume along Wyndham Street and McEvoy Street, the proposed right turn may lead to increased congestion and longer wait times for both residents and commuters. This has the potential to negatively impact the overall accessibility of the area and diminish the quality of life for residents and businesses in the vicinity.

In conclusion, I appreciate the efforts to address housing shortages in our community through this proposed development. However, the concerns raised about insufficient parking space, solar access, and the potential traffic congestion arising from the right turn at Wyndham Street must be carefully considered. I trust that the council will thoroughly evaluate these aspects and work towards a balanced solution that prioritizes the well-being of our community.

Thank you for your time and attention to this matter. I look forward to hearing more about the progress on this development and the actions taken to address the concerns raised.

Sincerely,
Leo

This comment was submitted via PlanningAlerts, a free service run by the charity [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Important Privacy Notice - Please Read

The email address and street address are provided to City of Sydney only so you can contact, identify and verify [REDACTED], in response to D/2023/884, and not for any other purpose.

You, City of Sydney do NOT have permission to publish, nor share with anyone outside City of Sydney the email address and street address without express written permission from [REDACTED]

We specifically confirm that any consent given in any form (including pursuant to your privacy policy) to disclose personal information to third parties is withdrawn.

From: Derek Hodgkins <[REDACTED]> on behalf of Derek Hodgkins
<[REDACTED]> <Derek Hodgkins <[REDACTED]>

Sent on: Tuesday, December 5, 2023 10:16:48 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Samantha,

I am writing to fully support this development application for affordable rental housing by City West Housing in Alexandria.

There is a dire need for affordable rental accommodation in the City of Sydney. The location (near public transport, supermarkets, shopping and road networks) makes this an ideal location and is exactly the kind of development that should be being promoted and encouraged by the council.

Yours,

Derek Hodgkins

From: Aidan Coughlan <[REDACTED]> on behalf of Aidan Coughlan

<[REDACTED]> <Aidan Coughlan <[REDACTED]>

Sent on: Friday, December 1, 2023 6:08:33 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I very much support this development. It's a great area to implement dense mixed-use developments due to its proximity to the new metro opening next year and how walkable and cyclable the local streets are. We need more housing options such as these especially in such in demand areas like in Alexandria to help tackle the housing shortage.

From: Bambul Shakibaei <[REDACTED]> on behalf of Bambul Shakibaei <[REDACTED]> <Bambul Shakibaei <[REDACTED]>
Sent on: Sunday, December 3, 2023 10:46:12 AM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I wish to voice my support for this development. I am currently looking to buy my first home and Redfern/Alexandria is one of my preferred locations, so I aspire to one day live in the area. It has great amenities in general, with that particular site being opposite a large public park and a short walking distance from 3 train and metro stations as well as close proximity to the CBD. It is therefore an ideal location to host higher density housing and increases in supply like this are necessary to prevent limited supply from making housing in this area unaffordable for all but the very wealthy or those lucky enough to have bought earlier when housing prices were more affordable.

Regards,

Bambul Shakibaei
308/588 Oxford St Bondi Junction

Sent from my iPhone

From: Ben Cullen <[REDACTED]> on behalf of Ben Cullen <[REDACTED]> <Ben Cullen <[REDACTED]>

Sent on: Monday, December 4, 2023 12:05:25 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am writing to express my support for the proposed mixed-use development outlined in DA D/2023/884 at 216-220 Wyndham Street, Alexandria.

This development, featuring a 35m high, 10-storey building, is a welcome addition to Alexandria, promising a vibrant blend of residential and commercial spaces. I am particularly supportive of the inclusion of affordable rental housing, which addresses a critical need in our community.

The proposed east-west through site link is an innovative approach to improving local connectivity, which will greatly benefit both residents and visitors. Additionally, the ground and level 1 commercial spaces are poised to boost local economic activity and provide job opportunities.

I believe this development aligns well with the character and growth trajectory of Alexandria. It presents a sustainable and forward-thinking design that respects the neighbourhood's heritage while embracing modern urban living.

I am confident that this development will positively impact our community and am eager to see its progression.

Sincerely,

Ben Cullen
8/175-183 Trafalgar St, Stanmore 2048
[REDACTED]

From: Brett Mahar <[REDACTED]> on behalf of Brett Mahar <[REDACTED]> <Brett Mahar <[REDACTED]>

Sent on: Sunday, December 3, 2023 12:02:32 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I agree with this building proposal going ahead. Sydney needs more housing, especially higher-density housing such as this.

Brett Mahar.

--

Sent from my Android device with K-9 Mail. Please excuse my brevity.

From: Dominic Behrens <[REDACTED]> on behalf of Dominic Behrens
<[REDACTED]> <Dominic Behrens <[REDACTED]>

Sent on: Saturday, December 2, 2023 5:26:08 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I strongly support this application. We desperately need more affordable housing in quality locations such as this. My only concern is that it is not high or large enough, and should have more units.

Please approve it as quickly as possible.

From: Dylan Heywood <[REDACTED]> on behalf of Dylan Heywood
<[REDACTED]> <Dylan Heywood <[REDACTED]>

Sent on: Friday, December 1, 2023 7:50:39 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I support this application. It's a great location for urgently needed mid density social housing in a high amenity location with good public transport links

Dylan Heywood

From: Eddie Han <[REDACTED]> on behalf of Eddie Han <[REDACTED]> <Eddie Han <[REDACTED]>>
Sent on: Friday, December 1, 2023 5:23:15 PM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I would like to voice my support for this housing proposal. The area needs more affordable housing and opposing this development will be harmful to individuals struggling to find a place to live.

Thank you.

From: Ethan Moore <[REDACTED]> on behalf of Ethan Moore <[REDACTED]> <Ethan Moore <[REDACTED]>

Sent on: Tuesday, December 5, 2023 1:22:47 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

This is a great idea. The inner west in general is far too underdeveloped for its location. Getting more mid to high density housing in Alexandria and neighbouring suburbs is great, especially for affordable apartments.

The due diligence looks done and in character with similar apartments so I approve.

Kind regards,
Ethan

Get [Outlook for Android](#)

From: Joshua O'Brien <[REDACTED]> on behalf of Joshua O'Brien

<[REDACTED]> <Joshua O'Brien <[REDACTED]>

Sent on: Friday, December 1, 2023 5:25:34 PM

To: DAsubmissions <DAsubmissions@cityofsydney.nsw.[REDACTED]>

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

I think this development is a great idea. It makes perfect sense to have high density in close proximity to a station. Developments like this are the backbone of our community and are critical for its future growth and sustainability.

Josh

From: Kale Langford <[REDACTED]> on behalf of Kale Langford
<[REDACTED]> <Kale Langford <[REDACTED]>
Sent on: Friday, December 1, 2023 1:39:57 PM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize
Attachments: Submission - Keneco Property - 216-220 Wyndham Street Alexandria.pdf (485.81 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Samantha,

Please find attached a submission on this DA from Keneco Property, the owner of 186-202 Botany Road, Alexandria 2015.

Kind Regards,

Kale Langford

Project Consultant - Planning

D [REDACTED] O [REDACTED]
M [REDACTED] E [REDACTED]

SLR Consulting Australia Pty Ltd
10 Kings Road, New Lambton NSW Australia 2305



SLR acknowledges the traditional custodians of Country and recognises their continuing stewardship and connection to land, water and community. We pay our respect to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.

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1 December 2023

Attention: Samantha Kruize
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

**RE: Public Submission on D/2023/884
216-220 Wyndham Street, Alexandria NSW 2015**

1.0 Introduction

This submission has been prepared by Keneco Property Limited (Keneco) in response to the Development Advertisement letter dated 20 November 2023 in relation to the proposed concept development application for a mixed use 10 storey development including commercial and affordable rental housing located at 216-220 Wyndham Street, Alexandria NSW 2015.

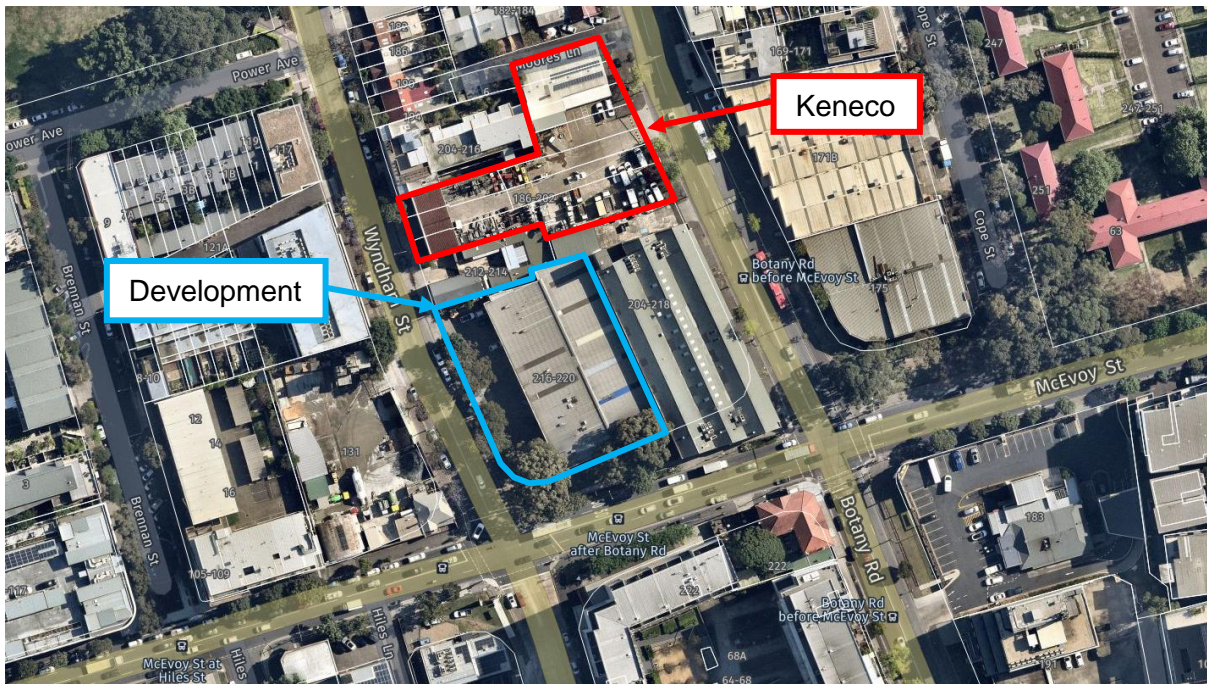
Keneco has reviewed the available documents given the potential for the development to impact the existing and future development opportunities for the Keneco Property and particular, but not solely, the impact on the current Kennards Hire operation on the adjoining site to the development proposal site.

Keneco Property does not object to the proposal however has concerns regarding the impact of the development on existing developments and potential to further develop the site in the future.

2.0 Site Overview

This submission relates to the proposed development site located at 216-220 Wyndham Street, Alexandria NSW 2015. The property owned by Keneco is located at 186-202 Botany Road, Alexandria 2015, adjoining the development site as shown in **Figure 1**.

Figure 1 Locality Arial (Source: Nearmap)



The development site is currently occupied by a large floor area warehouse type building occupying a range of commercial operations. The Keneco property is currently occupied by a Kennards Hire operation. The broader area consists of a mix of commercial operations and residential development. The commercial premises range from food and drink, specialised retail, business premises, and a concrete mixing operation.

3.0 Planning Considerations

3.1 Zoning and Objectives

The area including the subject site and Keneco property are zoned as MU1 Mixed Use under the Sydney Local Environmental Plan 2012. Based on the current development table, the proposed development being defined as Shop top housing or the higher order Residential Accommodation.

The MU1 Mixed Use zone provides the following zone objectives:

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To ensure land uses support the viability of nearby centres.*

- *To integrate suitable business, office, residential, retail and other land uses in accessible locations that maximise public transport patronage and encourage walking and cycling.*

The objectives are targeted to catering to commercial land uses within the area with a focus on employment generating operations not suited to the more intense employment zones established in existing commercial centres.

Flexibility is built in provided to facilitate residential development with the provision of providing ground floor commercial and managing land use conflict between residential and commercial operations.

The Kennards Site located at 186-202 Botany Road, Alexandria, was part of a Planning Proposal published on the 11/11/2022. Within the Botany Road precinct residential zoning has been transformed into MU1 mixed use zoning. Within the Botany Road Precinct, the objective of the Planning Proposal and gazetted Clause was to create incentives for carrying out development within the Opportunity Land in which the site is mapped —

- (a) for employment generating uses, and
- (b) if compatible with existing non-residential land uses—to provide affordable housing, and
- (c) to provide community infrastructure, and
- (d) resulting in buildings with high environmental performance.

It was considered that the incentive building heights and FSRs did not replace the current height and FSR maps in Sydney LEP. In summary, the uplift of height and FSR only applies to employment generating/non-residential uses and affordable housing which has been realised by the incumbent application.

The zone aims to provide active ground floor commercial uses which tie into the active living and travel networks established through the provision of public paths and public transport.

Keneco acknowledges that the proposal provides two floors of commercial tenancies at ground and first levels which is consistent with the overall objectives of the zone through provision of an active interface with the street frontage. However, noting the existing development present on the site there is potential for the development to result in the reduction of available commercial floor area as the site would move from its current large format commercial/warehouse type development to two-floors of commercial tenancies mixed with movement pathways, plant areas, car parking structures, etc.

Concern is raised that due to potential impacts on residential amenity, these commercial tenancies would only be able to accommodate lower impact retail operations which we submit do not align with the established character of the area. It is respectfully suggested that these retail operations may be better suited to the more intense commercial centres.

Keneco suggests that further consideration is necessary of opportunities to support commercial operations which require larger floor areas utilise the commercial tenancies to better align with the surrounding area.

3.2 Amenity

The key concern raised as part of this submission is the overall potential for land use conflict between the residential use and the surrounding commercial operations established in the area. These impacts may be from noise, vibration, odour, parking, and movement of trucks through the area. Keneco is concerned that any future development of their commercial site

would be unfairly impacted by the presence of the residential development due to the disruption in the planning structure of the area.

The existing operations are expected to have a higher impact on the surrounding area due to the operations typical of such uses. For example, vehicle servicing generating noise from impact wrenches, compressors, and vehicle movements.

Concern is raised around categorisation of the Keneco site. As part of the submitted plans, the Keneco site is listed as a car park with the site categorised as commercial within the submitted Noise Impact Assessment. It is requested that better categorisation of the Keneco site is requested to achieve better outcomes for the subject development.

4.0 Conclusion

This submission is provided in response to the proposed concept development at 216-220 Wyndham Street, Alexandria. While Keneco does not object to the proposed Development Application it raises concerns around land use conflict with the surrounding established development. In addition to this, the site operator Kennards Hire also support the establishment of affordable housing within the inner-city area.

Keneco is seeking additional consideration be directed toward assessing the potential effects on both the current operations and future development possibilities of the existing commercial land uses that are established in the vicinity.

Regards,



Leon Hayson
Development Manager

From: Kieran O'Brien <[REDACTED]> on behalf of Kieran O'Brien

<[REDACTED]> <Kieran O'Brien <[REDACTED]>

Sent on: Tuesday, December 5, 2023 9:18:46 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good morning,

On the application above.

I wish to lodge my support in the strongest terms for the proposed development.

Not only is this affordable housing in a housing crisis, it's densifying a well connected part of the city and helping grow the economy.

Every single dwelling added to the market at any price point helps with affordability for everyone. I hope you reject all comments using "decreased property values" as the irrelevant and likely false stories they are. The organised campaign group against the development also seem to be leaning on decreased light, from a development to their south? This is NIMBYism, pure and simple.

Decreased housing costs are not decreased home prices, because the economy grows and everyone gets richer.

Sydney needs vastly denser building and cheaper housing costs to keep growing and keep growing sustainably.

Kind Regards,

Kieran

From: Lee Ryan <[REDACTED]> on behalf of Lee Ryan <[REDACTED]> <Lee Ryan <[REDACTED]>

Sent on: Tuesday, December 5, 2023 1:59:19 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

As a resident that works within 500 meters of this location and lives within the local area I'd like to express my strong support for this project. Further, I believe the abundant availability of higher order transit and amenities in the area justifies higher density on this site. This is an inner city suburb in the largest city on this continent, it only makes sense to make as many homes available as possible. The current market trends mean that many working class Sydney residents can not live where they're needed. Please do not let this be another failure of this city in order to reserve the right to housing for the wealthy.

Thanks, Lee Ryan.

[REDACTED]
[REDACTED]

From: Leighton McDonald-Stuart <[REDACTED]> on behalf of Leighton McDonald-Stuart <[REDACTED]> <Leighton McDonald-Stuart <[REDACTED]>

Sent on: Monday, November 27, 2023 9:24:56 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern

I am currently a resident of an apartment at 123-129 Wyndham Street, Alexandria, which neighbours this proposed development. I am **extremely** supportive of the proposed development and would encourage the City of Sydney **to expeditiously and enthusiastically approve this and other similar developments.**

Developments such as this will provide further urgently needed housing supply in inner-city Sydney. We are fortunate in this area to have excellent public amenities and public transport options (especially with the imminent opening of the Waterloo metro station). This area is more than capable of supporting increased density and it is appropriate that it do so.

The housing shortage in Sydney is well documented, and I do not propose to restate housing affordability statistics which the City of Sydney is no doubt well aware. On a personal level, I am a top-percentile salaried young professional who has relocated to Sydney from interstate for better job opportunities and a more enjoyable lifestyle. However, even with my well above average salary, I feel locked out of the housing market because of the utterly absurd shortage of housing driving up purchasing and rental prices. I fear for others who are not as fortunate as myself such as those on low, and even average wages.

We must support additional housing stock to arrest further increases in housing prices and ensure that our communities remain accessible and open to all.

I would be happy to speak further about any of the above matters.

Regards

Leighton McDonald-Stuart

From: Liam Porritt <[REDACTED]> on behalf of Liam Porritt <[REDACTED]> <Liam Porritt <[REDACTED]>

Sent on: Friday, December 1, 2023 7:53:20 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

We need more social housing, we need places for people to live. The proposal is entirely appropriate and for a public benefit.

We can't have the provision of homes for society dictated by a fringe minority that are gratified by a hobby of fault finding.

Liam Porritt
[REDACTED]

From: <[REDACTED]>
Sent on: Friday, December 1, 2023 11:06:41 PM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good evening

As a resident within the City of Sydney I am writing in support of this proposal. The LGA needs more social and affordable housing, as well as more housing in general.

I am happy to support this development.

Sincerely
Luke Jonson

From: Matthew Andonov <[REDACTED]> on behalf of Matthew Andonov
<[REDACTED]> <Matthew Andonov <[REDACTED]>

Sent on: Friday, December 1, 2023 10:19:23 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I am writing in support of this development.

Social and affordable housing is at an all time low and we are in a cost of living and housing crisis. This project will allow more locals to continue to afford to live in the area, with fantastic public transport options on a major bus corridor and the nearby Waterloo Metro Station.

Please approve this development.

Regards,
Matthew Andonov

From: Paul <[REDACTED]> on behalf of Paul <[REDACTED]> <Paul <[REDACTED]>
Sent on: Sunday, December 3, 2023 8:30:57 PM
To: dasubmissions@cityofsydney.nsw.[REDACTED]
Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Fully support this great addition to the community.

From: peter owen <[REDACTED]> on behalf of peter owen <[REDACTED]> <peter owen <[REDACTED]>

Sent on: Monday, December 4, 2023 5:29:43 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I am writing to express my support for the Concept Development Application for a mixed-use development comprising affordable rental housing and commercial uses at 216-220 Wyndham Street, Alexandria. I think this is a great proposal that will provide much needed homes for low and moderate income households in a desirable location, close to public transport, amenities, and employment opportunities.

Some of the aspects of the proposal that I find particularly appealing are:

- **Affordable rental housing:** The proposal will deliver approximately 104 affordable rental apartments, which will help alleviate the pressure on the NSW housing crisis and provide housing security for people who are struggling to find affordable and suitable accommodation in the Sydney market. The proposal will also contribute to the social diversity and inclusion of the area, as well as the City of Sydney's target of 7.5% affordable rental housing by 2030.
- **Through-site link and public domain:** The proposal will create a new east-west through-site link connecting Wyndham Street to the adjacent site at 204-218 Botany Road, which will improve the pedestrian connectivity and permeability of the area. The proposal will also provide a generous public domain setback along McEvoy Street, which will allow for deep soil planting, canopy cover, and landscaping that will enhance the streetscape character and amenity.
- **Design excellence and sustainability:** The proposal will be subject to a competitive design process and a Design Excellence Strategy, which will ensure that the future detailed design of the development will exhibit high architectural and urban design quality, as well as respond to the site's context and heritage. The proposal will also incorporate ecologically sustainable development principles and achieve a minimum 5-star Green Star rating and BASIX targets .

I would love to live in this proposed development, as it would offer me an affordable and comfortable home in a vibrant and convenient location. I commend City West Housing and Ethos Urban for their vision and initiative in bringing this proposal forward, and I urge the Sydney Local Planning Panel to approve it.

Kind Regards,

Peter

From: Peter Tulip <[redacted]> on behalf of Peter Tulip <[redacted]> <Peter Tulip <[redacted]>

Sent on: Saturday, December 2, 2023 11:47:35 AM

To: dasubmissions@cityofsydney.nsw.[redacted]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I support the proposed building at 216-220 Wyndham Street Alexandria.
The development will directly benefit many more people than it will inconvenience.
Moreover, blocking a neighbour's view of the petrol station is unimportant relative to the newcomers' need for housing.
Sydney has a housing crisis and building accommodation like this is the way to solve it.
Peter Tulip



Peter Tulip • Chief Economist

Centre for Independent Studies
Level 1, 131 Macquarie Street, Sydney, NSW 2000 Australia

t: [redacted] • m: + [redacted]
e: [redacted]

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From: RyanK <[REDACTED]> on behalf of RyanK <[REDACTED]> <RyanK
<[REDACTED]>

Sent on: Saturday, December 2, 2023 5:46:40 AM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I'm a resident of Redfern, I think this development is very good for the community and look forward to it being built

From: Stephen Kovacs <[REDACTED]> on behalf of Stephen Kovacs
<[REDACTED]> <Stephen Kovacs <[REDACTED]>

Sent on: Friday, December 1, 2023 8:35:53 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission: D/2023/884 | 216-220 Wyndham Street ALEXANDRIA | Attn: Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I hereby support the above application on the bases that it:

- addresses Sydney's housing shortage;
- discourages car use through limited on-site parking;
- retains tree stands;
- provides other public benefits with a through-site link and footpath widening;
- Is in close proximity to existing public transport nodes and the new Waterloo metro station.

Stephen Kovacs

From: todody <[REDACTED]> on behalf of todody <[REDACTED]> <toddy <[REDACTED]>

Sent on: Saturday, December 2, 2023 5:54:44 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2023/884 - 216-220 Wyndham Street ALEXANDRIA NSW 2015 - Attention Samantha Kruize

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there

I strongly support this development. It's near transit and not out of character for an inner city area. We need more accessibility for people other than the rich. I look forward to common sense being applied here. We are in a housing crisis.

Many thanks and kind regards
Todd.

Sent from my iPhone