

Attachment D

Submissions

From: john Petan

n behalf of john Petan

<john Petan

Sent on: Wednesday, June 18, 2025 1:47:10 PM

To: council@cityofsydney.nsw.gov.au

Subject: D/2025/488

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John PETAN

136A Wyndham St
ALEXANDRIA, NSW, 2015

Date: 18/06/2025

City of Sydney Council
Attention: Jessica Joseph (Planning Department)

Bill MacKay (Manager Planning Assessments)

GPO Box 1591
Sydney NSW 2001

Re: Objection to Development Application D/2025/488 — 134–136 Botany Road, Alexandria, NSW 2015

Dear Jessica/Bill

I am writing in relation to Development Application D/2025/488, submitted by McKenzie Architects International Pty Ltd, proposing demolition and construction works at 134–136 Botany Road, Alexandria.

As a nearby resident whose property directly backs onto the site via the shared rear lane (Botany Lane), I wish to formally raise my concerns and request that the City of Sydney impose strict access, notification, and noise controls on this development if it is approved. You should also place signage that says NO PARKING, along the lane way.

My household and others on our lane rely entirely on that access way for essential car use, including entry to our garages. In past developments on the same lane, I have experienced significant disruption, including being physically blocked from using my garage with no prior warning. This has directly impacted my ability to attend medical appointments and carry out essential errands, which, as a person with ongoing chronic health conditions and arthritis, I cannot afford to miss or reschedule.

Accordingly, I request that the following conditions be applied to this development as part of any approval:

1. **Guaranteed vehicular access** to the rear lane must be maintained at all times for existing residents, with **no obstruction of garage entryways**, particularly during core hours (7am–7pm weekdays and 8am–5pm Saturdays).
2. If any partial or full lane closures are required, I request a **minimum of 48 hours' written notice**, so that I can make alternative arrangements.
3. The developer should be required to **provide temporary transport support** (e.g. ride-share reimbursements) in situations where residents cannot access their vehicles due to lane blockages.
4. **Strict adherence to construction hours** must be enforced, and any activity outside approved hours must be

penalised. In the past, trades people have worked illegally outside permitted times, which has caused severe stress and sleep disruption. I witnessed a lot of this during the John Holland constructions near Waterloo Metro, and it's disgraceful that they were able to make construction noise out of the legal hours, sigh. I can't imagine the stress that, caused for nearby locals.

5. A dedicated liaison contact for residents should be made available to resolve any urgent access issues or complaints swiftly. We residents should be provided a mobile contact number and name, so that we can call that person immediately and have any issues resolved immediately.
6. **The condition of the rear lane surface must be fully restored and properly maintained** during and after construction. In the past, damage from development and utility works has left the lane in disrepair for months or even years. For example, a large metal plate from Sydney Water works was left loose and unstable for years, creating noise and safety issues until it was eventually sealed. I have also experienced uneven surfacing and dangerous driveway drops that caused my car's underbody to scrape while reversing. These issues must not be repeated. The road surface, driveway transitions, and drainage levels must be returned to their original condition (or better) at the developer's cost and within a timely period.

Given the scale of the proposed works—including demolition, excavation, and a six-storey commercial development—residents living directly behind the site will be particularly vulnerable to noise, dust, and traffic complications. I ask that council take these issues seriously and advocate for the rights and daily wellbeing of existing residents, especially those with health conditions and mobility challenges. During times of heavy construction noise and lane usage, perhaps the developer can offer us residents temporary Airbnb accommodation or help with transport cost.

Please confirm that this submission has been formally received and included in the assessment process.

Yours sincerely,

John PETAN

136A Wyndham St, ALEXANDRIA

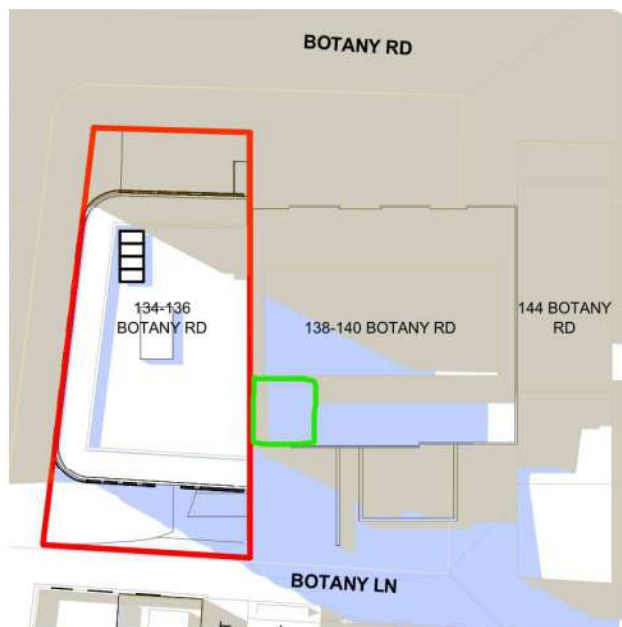
From: George Chard on behalf of George Chard
George Chard
Sent on: Tuesday, June 24, 2025 12:35:58 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/488 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Jessica Joseph
Attachments: Submission - D2023721 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Harry Choi.msg (4.64 MB), DA 2015 1129 Stamped Plans.pdf (1.48 MB), Proposed Modifications.png (2.64 MB)

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Hi Bill,

Thank you for the opportunity to comment on the development application for 134 - 136 Botany Road Alexandria.

I'm an owner-occupier in the adjacent building (138-142 Botany Road). My apartment is immediately adjacent to the proposed development on the first floor (highlighted in green below), and will be significantly impacted by the proposed development.



I previously raised concerns with the original development application for this property (D/2023/721 - dated August 2023) which I have attached again for reference. Unfortunately, several of my concerns are still valid with the revised application:

1. The proposed development will significantly reduce the natural sunlight received by the apartments on the rear of our building (facing Botany Lane), especially given the relative height of the building (5x storeys compared to 2x storeys). Many apartments in our building have rooftop balconies which will receive no sunlight during the day if this building is constructed as currently designed.
2. Our property has a common garden on Botany Lane which will also receive significantly less sunlight due to the proposed development.
3. The shadow diagrams provided by the architect still grossly over-estimate the shadows cast by existing / previously approved buildings in the area, particularly the Waterloo Metro Station and the previously approved DA D/2015/1129/A, presumably to make the new development look less impactful. The building referenced in DA D/2015/1129/A was much shorter (29.9m compared to 39m) and also had an offset and

lightwell on the Southern boundary to minimise the shade impact on 138-142 Botany Road. I've attached the previously stamped plans highlighting this lightwell for reference.

I have attached a proposal for modifications to the proposed building design to alleviate the concerns raised above. This proposal would involve reducing the height of the proposed development at the Western boundary to minimise the shade impact on neighbouring properties. This could also allow for the building footprint to be extended further West (if desirable) with minimal shade impact.

I believe our owners corporation will also reach out with their concerns separately. I'd be happy to discuss my concerns at a site walk at your convenience.

I appreciate your assistance on this matter and look forward to hearing from you.

Regards,

George Chard

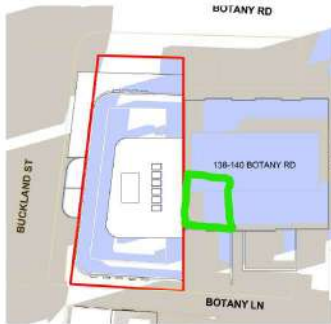
From: George Chard <IMCEAEX-
_O=FIRST+20ORGANIZATION_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+28FYDIBOHF23SPDLT+29_CN=RECIPIENTS_CN=
behalf of George Chard <IMCEAEX-
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Sent on: Sunday, August 27, 2023 3:42:46 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2023/721 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Harry Choi
Attachments: D 2015 1129 A (STAMPED).PDF (1.38 MB), D 2015 1129 (ORIGINAL).PDF (2.82 MB), 138-140 Botany Rd - West Elevation 3pm.jpeg (183.67 KB)

on
George

Hi Harry,

I'm reaching out to you in regards to the proposed development at 134-136 Botany Road, Alexandria.

I live in the neighbouring building (138-140 Botany Road) and have serious concerns about the natural light impact this development will have on my property. I have marked up my apartment location on the below snippet for reference. I live on the first floor of this building, and the proposed 6-storey development will cause my apartment to no longer receive any natural light.



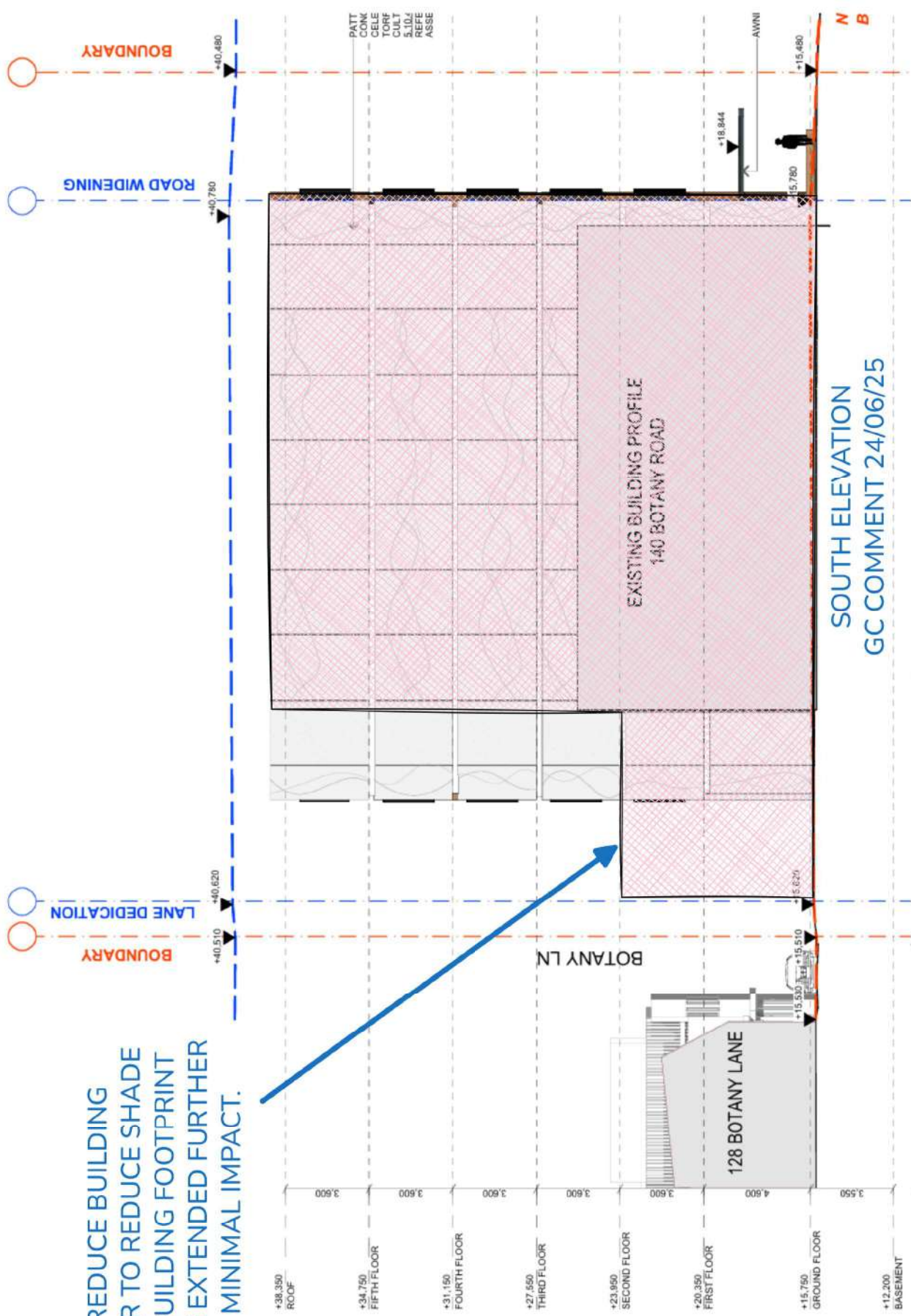
My concerns can be summarised as follows:

1. The DA architectural shadow drawings appear to grossly overestimate the amount of shadow cast by the existing building at 134-136 Botany Road, presumably to make the shadow impact of the proposed development appear less by comparison. I've attached photos taken from Botany Lane at 3pm today 27/08/23, which show the entire Western face of 138-140 Botany road covered in sunlight, whereas the shadow plan on Drawing A4103 implies that the building is completely shaded at this time (snippet above). Our strata committee and other owners have similar concerns for the apartments along the Eastern elevation, and the penthouse balconies on the Northern perimeter, which will lose all natural light due to the development.
2. The previous approved development application for 134-136 Botany Road (refer D/2015/1129) was for a 3x storey residential apartment block. The original DA drawings submitted as part of D/2015/1229 also had significant shadow impacts on the Western face of 138-140 Botany Road. These plans were subsequently updated to reduce this impact before DA approval, which can be observed in the stamped plans submitted in D/2015/1129/A. I believe a similar precedent should apply in this case, particularly given the increase in height compared to the previously approved DA. I have attached both versions of the D/2015/1229 drawings for your reference.
3. The submitted architectural plans provide little information on the Southern elevation. I would like to enquire if the commercial development will have windows that face into the apartments of our building.

I kindly request that you review the above concerns with the developer in an effort to reduce the detrimental impacts of this development on neighbouring buildings. I appreciate your assistance on this matter and look forward to hearing from you.

Regards,

George Chard



PROPOSAL: REDUCE BUILDING HEIGHT AT REAR TO REDUCE SHADE IMPACT. NEW BUILDING FOOTPRINT COULD THEN BE EXTENDED FURTHER WEST WITH MINIMAL IMPACT.

From: Mitch Hulst

n behalf of Mitch Hulst <

Mitch Hulst

Sent on: Wednesday, June 25, 2025 1:39:23 PM

To: council@cityofsydney.nsw.gov.au

Subject: D/2025/488 - 134-136 Botany Road 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.

Dear Jessica,

I'm writing to express my **strong support** for the proposed development application **D/2025/488 at 134–136 Botany Road, Alexandria.**

This project represents a significant and timely investment in the revitalisation of our local area.

I commend the inclusion of:

- **Retail activation at street level**, which will enhance vibrancy, foot traffic, and support local business.
- **Land dedication and public domain works**, a clear signal of civic-minded design that contributes to the broader community benefit.
- **Sustainable, quality architecture** that aligns with the evolving character and commercial potential of Alexandria.

This development will support ongoing **economic growth, local employment opportunities**, and help re-establish **Botany Road as a key corridor** for business and innovation. It complements the City of Sydney's vision for Alexandria as a thriving urban village and will positively influence future investment in the precinct.

I urge the Council to **approve this application** and allow this forward-thinking project to proceed without delay.

Please don't hesitate to contact me if you require any further information or clarification.

Mitch Hulst

Chief Operating Officer

PurchasePlus

Level 5, 11 York Street, Sydney NSW Australia 2000

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t:

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From: AL LIANG
LIANG

on behalf of AL LIANG

<AL

Sent on: Thursday, June 26, 2025 10:08:05 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/488 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Jessica Joseph

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 who this might concern,

For the above application, it will have the below impact and devalue our property due to:

- Reduction in sunlight affecting both residents and the common garden area
 - Potential disruption to car access via Botany Lane, Buckland Street, and the garage during construction
 - The proposed six-storey building's visual impact, given the surrounding area is predominantly two- and three-storey dwellings
- Thanks and best regards,

Al

From: Shyronn Smardon <[redacted]> behalf of Shyronn Smardon
<Shyronn Smardon

Sent on: Thursday, June 26, 2025 10:00:42 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/488 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Jessica Joseph

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 Jessica,

A few comments regarding feedback on D/2025/488—134-136 Botany Road:

-
- A significant improvement over the previous proposal
- Strong use of materials—particularly brick—and integrated greenery that complements the Metro Line development across the street
- Consider incorporating one or two feature trees, such as a Lipstick Maple, to create a memorable focal point within the public space
- The inclusion of First Nations art meaningfully grounds the project and adds cultural character
- The absence of a trafficable rooftop appears to be a missed opportunity. If this relates to height restrictions, it may be worth exploring a minor exemption, as the community and user benefits would likely justify the additional amenity
- If daylight control is a concern over the curved windows, consider incorporating additional external metal slats, as the visibility of internal roller blinds slightly detracts from the otherwise high-quality architectural finish
- Overall, this is a highly positive contribution to a high-demand location. Hopefully, the ground-floor activation attracts a quality food or coffee vendor to further enhance the public interface

Thanks
Shyronn

From: joanne chang

n behalf of joanne chang

joanne chang

Sent on: Sunday, June 29, 2025 2:59:08 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/488 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Jessica Joseph

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 have concerns about 6 storey overshadowing other buildings, i already have limited sky view from my balcony from the waterloo quarter building so would prefer the building to be not too tall.

Thank you for reviewing this,

Kind Regards

Jo

From:

on behalf of

Sent on: Sunday, June 29, 2025 3:05:37 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Feedback on development proposal D/2025/488 for 134-136 Botany Rd Alexandria 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.

Hi there,

Thank you for giving us an opportunity to provide feedback on development proposal D/2025/488 for 134-136 Botany Rd, Alexandria NSW 2015. My wife and I recently bought our first home, a unit at 138-142 Botany Rd Alexandria, which is next door to the proposed development. We would like our names and email address to be kept private.

We object to the proposed development as it would result in our home and surrounding homes being under a shadow for entire days. Additionally, it would increase traffic through the already dangerous intersection of Buckland St and Botany Lane. It will also be impossible for waste to be removed from the building via Botany Lane as they have proposed, and any deliveries or collections using larger vehicles will similarly be impossible. Construction of the building would likely result in residents losing vehicle access to their homes for significant periods of time. Please see further detail below.

Shadows

- The height of the building, at close to 25 m, makes it twice as tall as 138-142 Botany Rd, with an ever greater disparity compared to other surrounding buildings on Botany Lane and Buckland St, as indicated on pages 13 to 17 of the Architectural Plans document.
- The shadow analysis on pages 26 to 33 of the Architectural Plans document indicates that the proposed development would result in **new shadows on part or all of 138-142 Botany Road for all times indicated, except for 11 am when the building is already shadowed by the Waterloo Metro Station development.** These are shadows that are not currently cast over the building, and would not be cast by the previously approved application D/2015/1129.
- As their analysis shows, this results in 138-142 Botany Rd and its garden being under a shadow at all included times of the day. Surrounding homes are similarly impacted.
- Approving this application would be allowing a commercial building to result in multiple homes being covered by shadows for entire days. This outcome directly conflicts with overshadowing controls in the City of Sydney Development Control Plan 2012 (Section 4.2.3.1) and the NSW Apartment Design Guide (Objective 3B-2), both of which seek to protect solar access to residential dwellings regardless of the type of development causing the overshadowing. These guidelines require that developments allow at least 50% of the principal private open space of neighbouring dwellings to receive a minimum of two hours of direct sunlight between 9am and 3pm on 21 June. Therefore, the proposal, in its current form, fails to comply with established planning policies aimed at protecting solar access and residential amenity.
- The design should be revised to reduce the building's height to align with these guidelines and minimise adverse overshadowing impacts on neighbouring homes.
- A shorter building, similar in height to 138-142 Botany Rd, would have a less severe impact in terms of shadows.

Botany Lane/Buckland St intersection

- The entry to Botany Lane is already a dangerous area for pedestrians and cyclists, as cars entering and exiting Botany Lane cross paths with a bicycle lane and pedestrians crossing the road with very limited visibility.
- Buckland St has a large number of pedestrians walking on the footpath and cyclists using the bicycle lane. It is likely to become even busier following construction at the Waterloo Metro Quarter.

- Botany Lane is just wide enough for a single car and does not have a footpath, meaning pedestrians share the lane with vehicles.
- Buckland St is a one-way road, meaning vehicles enter Botany Lane from the West. The building at 8 Buckland street means that vehicles turning into Botany Lane cannot see whether another vehicle is exiting, and exiting vehicles similarly cannot see whether there is a car turning into the lane. Cars exiting Botany Lane and pedestrians on Buckland St also cannot see each other due to the building at 8 Buckland St.
- When a car is exiting Botany Lane at the same time as another car is entering, the car entering often reverses back into the path of the bicycle lane and pedestrians crossing Botany Lane while walking along Buckland St.
- This situation is already likely to worsen as activity and traffic in the area increase. **Any development that increases the number of vehicles entering and exiting Botany Lane will worsen an already dangerous situation for pedestrians and cyclists.** This building would increase traffic in the lane due to staff movement as well as deliveries and collections.
- 134-136 Botany Rd currently has a carpark that is accessed by Buckland St. **Buckland St is much wider than Botany Lane and this is clearly a much safer option for vehicle access** for the building. We therefore strongly believe any approved development for the site should continue to have vehicles accessing the building's parking from Buckland St rather than the narrow Botany Lane.
- Even if Botany Lane was widened towards the East, the intersection would remain dangerous as the building at 8 Buckland Street would continue to impact visibility.

Waste management

- The Waste Management Plan document outlines that a private contractor will collect garbage bins, recycling bins and FOGO bins twice per week outside of business hours. It is stated that "these contractors have provided assurances of the waste vehicle trucks' capability to manoeuvre effectively, and they require low head clearance that is sufficient within the site's conditions." However, they do not mention whether the private contractors have considered how their vehicle would enter the building from Botany Lane.
- Appendix D includes communications that again mention the basement height and the architectural plans, but do not mention entering the basement from Botany Lane.
- The Traffic Management Plan document states that a vehicle that is similar to a 6.4 metre long truck will be used. The width of the vehicles is not included in either document.
- As previously mentioned, Botany Lane is only wide enough for a single car and does not have a footpath. Even small cars have difficulty turning into the Lane from the driveways. It is clearly impossible to turn a vehicle that is over 6 metres long from a driveway into the lane. Anyone who has been to the Lane is aware of this.
- Their own swept path analysis on page 18 of the Waste Management Plan clearly shows that **the garbage truck would not be able to turn in and out of the proposed driveway from Botany Lane**, and its required path extends beyond the Lane and actually overlaps with buildings on the other side of the Lane. That is to say, their swept path analysis indicates that the truck would need to drive into the building at 8 Buckland Street in order to turn back into the Lane from the driveway. This is a massive oversight and means waste will not be able to be removed from the building. It also poses a problem for delivery and pick-up of commercial goods. This not only undermines the feasibility of the building's operations but may also place it in breach of waste access and safety regulations, raising serious concerns about the overall practicality and legality of the development.
- This is another reason that it would be much more appropriate to have vehicle access via Buckland St.
- If Botany Lane were widened, this problem again would still exist due to existing buildings on the other side of Botany Lane.
- Having twice weekly bin collection by trucks outside of business hours would also result in significant noise for the surrounding homes. As the ground floor retail may have extended trading hours, waste collection is likely to be overnight, disrupting residents' sleep.

Construction

- It is unclear how the building would be constructed without removing access to existing buildings.
- Existing buildings can only be accessed via the one-way Buckland Street and then Botany Lane, which does not connect to any other roads.
- Constructing such a large building is likely to result in **vehicle access to Botany Lane and/or Buckland St being cut off for significant periods of time.** This means residents who drive to work or to do the shopping etc. would be prevented from doing so.

While we are aware of the 2022 planning amendments aiming to transform the Botany Road Precinct into a commercial hub, we note that these changes do not permit developments that compromise the safety, accessibility, or amenity of existing residential areas. The proposed development must demonstrate compatibility with surrounding residential use. A commercial intensification of this scale on a narrow lane surrounded by homes fails to strike an appropriate balance between economic growth and livability. Strategic planning goals for employment growth must still adhere to site-specific constraints, including overshadowing limits and traffic safety considerations outlined in the Sydney DCP 2012.

Thank you for considering the information we have provided. In light of the serious concerns outlined above, we strongly urge the rejection or substantial modification of the proposed development to ensure the safety, amenity, and accessibility of the surrounding residential community.

Kind regards,

From:**Sent on:** Wednesday, July 2, 2025 4:24:24 PM**To:** dasubmissions@cityofsydney.nsw.gov.au**Subject:** Submission - D/2025/488 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention

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 Jessica Joseph,

I'm writing to object to the DA D/2025/488.

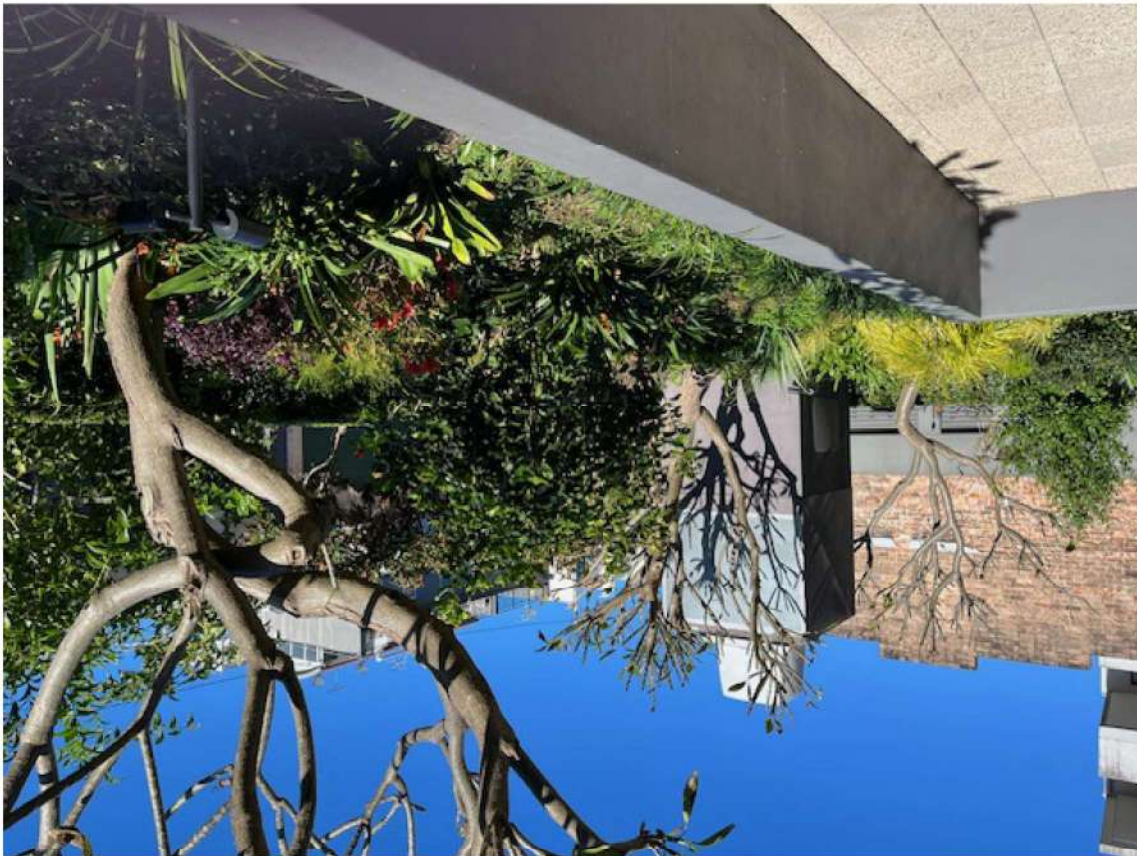
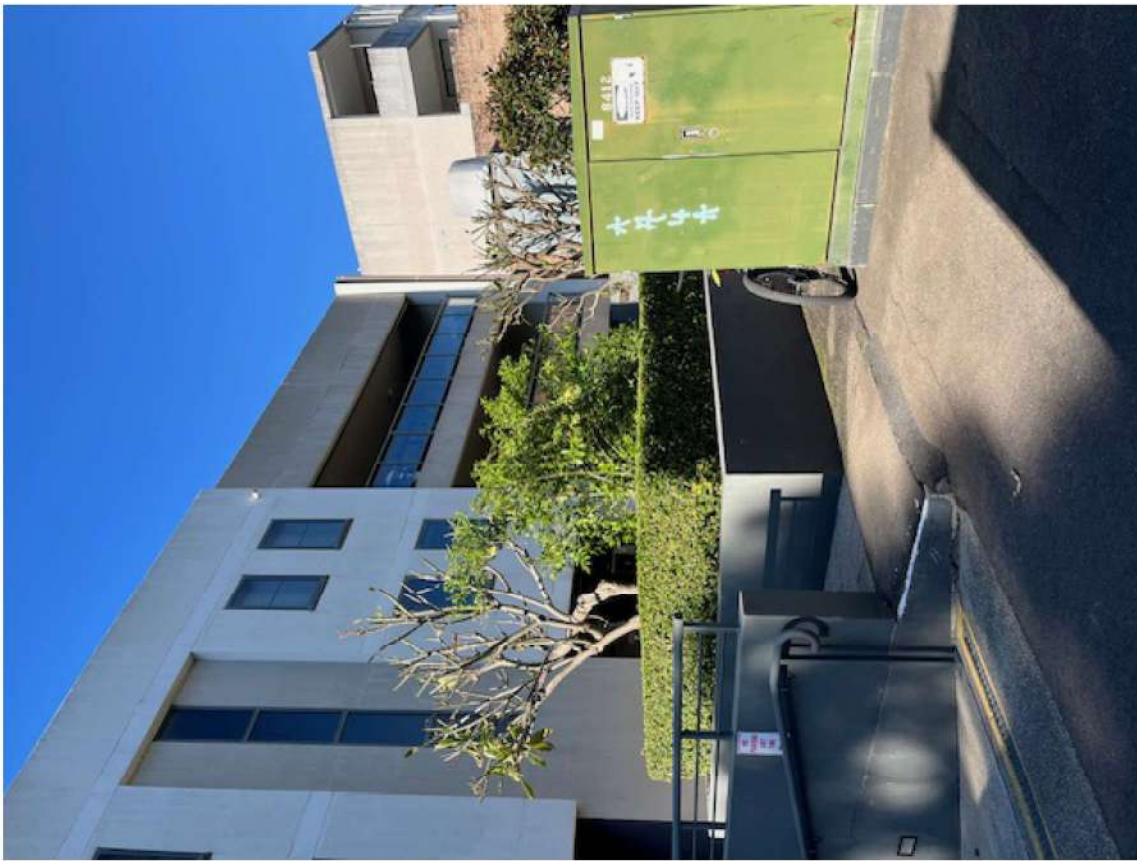
I live in the block of units immediately next door and note that this is at least the third DA submitted for 134-136 Botany Road. Previous applications have been knocked back. I also note that this current DA is identical or nearly identical to the previously rejected DA.

As a resident of the building next door my main objection to this development is that it is so tall that it will block a significant amount of morning sunlight which will impact the garden (see photos attached) at the back of 138-142 Botany Road and those residents at the back of our property. I suspect that it will block so much that the garden will not see much direct sunlight until the height of summer when the sun is directly overhead. It will receive a lesser amount in the afternoon when the sun moves west.

Our block is currently gathering quotes to install solar panels on our rooftop, taking advantage of government incentives. This too will be impacted by a loss of direct sunlight.

I am also greatly concerned by the potential disruption to traffic on Buckland Street and Botany Lane during construction, which doubtless will be a long process. Botany Lane is the only means of car access to our block of 13 units, 24 units at 156 Botany Road, and the houses on Wyndham Street, 128 -156 which have Botany Lane as their rear/car access.

Building a 6 story commercial block on the corner seems to me to be out of character with the immediate surrounds, even with the various buildings that are currently under construction in the Waterloo station block. It will stand alone on the corner of Botany Road and Buckland Street with only three floors on one side and two both behind it and on the northwest corner of Buckland Street and Botany Road.



John Hackett
Unit 2 138-142 Botany Road
Alexandria NSW 2015

From: Jill Pamplin on behalf of Jill Pamplin

<Jill Pamplin

Sent on: Saturday, July 5, 2025 9:35:02 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: DA Submission D/2025/488

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 Jessica Joseph,

I'm writing to strongly object to the DA D/2025/488.

I live in the block of units immediately next door and note that this is at least the third DA submitted for 134-136 Botany Road. Previous applications have been knocked back. I also note that this current DA is identical or nearly identical to the previously rejected DA.

As a resident of the building next door my main objections to this development are that

1. It is so tall that it will completely remove any privacy I have to my upstairs bedroom and terrace area as the high rise building will have a direct line of sight into my bedroom, and
2. Block all of my direct sunlight on my upstairs terrace all year around making even the task of drying laundry especially in winter particularly difficult and reducing my enjoyment of my space, and
3. Interrupt vehicular access and egress to the car park, particularly for the duration of the build, and also beyond given the large number of apartments this proposal covers, and
4. The excavation poses a risk of structural damage (cracking, settling) to our whole building.

Additionally, a significant amount of morning sunlight will be blocked which will impact the garden at the back of 138-142 Botany Road and those residents at the back of our property. I suspect that it will block so much that the garden will not see much direct sunlight until the height of summer when the sun is directly overhead. It will receive a lesser amount in the afternoon when the sun moves west.

Our block is currently gathering quotes to install solar panels on our rooftop, taking advantage of government incentives. This too will be impacted by a loss of direct sunlight.

I am also greatly concerned by the potential disruption to traffic on Buckland Street and Botany Lane during construction, which doubtless will be a long process. Botany Lane is the only means of car access to our block of 13 units, 24 units at 156 Botany Road, and the houses on Wyndham Street, 128 -156 which have Botany Lane as their rear/car access.

Building a 6 story commercial block on the corner seems to me to be out of character with the immediate surrounds, even with the various buildings that are currently under construction in the Waterloo station block. It will stand alone on the corner of Botany Road and Buckland Street with only three floors on one side and two both behind it and on the northwest corner of Buckland Street and Botany Road.

This proposed development is unfair and untenable.

Thank you for considering my objection.

Kind regards
Jillian Pamplin
8/138 Botany Rd
Alexandria 2015
Ph

Sent from my iPhone

Makrina Poljakova

From: Jill Pamplin <_____
Sent: Sunday, 6 July 2025 11:58 AM
To: DAsubmissions
Subject: Re: DA Submission D/2025/488

Follow Up Flag: Follow up
Flag Status: Completed

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Good morning,

Furthermore to my email below, I would like to add these concerns as well.

1. A six story complex next to my upstairs bedroom and terrace will completely obscure my district views to the north. I currently enjoy views of rooftops and trees and this is really quite beautiful.
2. Obscuring district views and building a colossal 6 storey complex right next to our building will significantly negatively impact the value of my property.

Thank you for updating my email and concerns.

Kind regards,
Jillian Pamplin
Sent from my iPhone

On 5 Jul 2025, at 21:35, Jill Pamplin <_____
wrote:

Dear Jessica Joseph,

I'm writing to strongly object to the DA D/2025/488.

I live in the block of units immediately next door and note that this is at least the third DA submitted for 134-136 Botany Road. Previous applications have been knocked back. I also note that this current DA is identical or nearly identical to the previously rejected DA.

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Building a 6 story commercial block on the corner seems to me to be out of character with the immediate surrounds, even with the various buildings that are currently under construction in the Waterloo station block. It will stand alone on the corner of Botany Road and Buckland Street with only three floors on one side and two both behind it and on the northwest corner of Buckland Street and Botany Road.

This proposed development is unfair and untenable.

Thank you for considering my objection.

Kind regards
Jillian Pamplin
8/138 Botany Rd
Alexandria 2015
Ph

Sent from my iPhone

From:

Sent on: Friday, July 4, 2025 4:17:0

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: D/2025/488-134-136 Botany Road ALEXANDRIA NSW 2015

Attachments: D2023721-OBJECTION.pages (921.71 KB)

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Hello City of Sydney,
Please find my objection to the D/2025/488
134-136 Botany Road ALEXANDRIA NSW 2015...

I have attached a letter.

Main objections are:

- 1.Shadowing- they are not fully transparent- diagrams go from 9am in the morning. I enjoy quality sunlight from sunrise on the eastern side of my buildings. This will be blocked 100%.
- 2.Laneway access. -Dangerous and deadly. School children, cars, trucks, pedestrians, Uber bikes and cyclists are not a good mix at this dangerous intersection. This development will only increase the chances of serious injury.
- 3.The vehicular access should remain in Buckland Street. It is logical and far less intrusive. Easier for traffic and rubbish collection. Safer for vehicles and pedestrians.
- 4.A footpath can be created by setting the western wall back 1-1.2 metres. allowing pedestrians access instead of walking on the road.
- 5.The building scale is not in keeping with Buckland Street and there are no plans to allow the community to be a part of this building, therefore it disallows amenity.'

Video link: <https://www.dropbox.com/scl/fo/c3q2tzlaexbw7eh2joofc/AAhZeDMisu2AvlWGzV935GM?rlkey=s1kkspkokuv5zjooy0pdae541&dl=0>

Thanks for your time,
Kind regards,
Brendan Read

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Brendan Read
Professional photographer
m:
e:
w:



Read  Spaces

From: Tracy Kembrey on behalf of Tracy Kembrey

Tracy Kembrey

Sent on: Friday, July 11, 2025 10:23:29 AM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: SP 69543 Development Application Objection - DA 2025/488

Attachments: SP 69543 - DA 2025 - 488.pdf (6.07 MB)

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

Please see the attached development objection for DA 2025/488 on behalf of the Owners Corporation for Strata Plan 69543.

If there are any issues, please let us know.

Kind regards,

Tracy Kembrey
Licensed Strata Manager

T
E

GPO Box 5328
Sydney NSW 2001



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11 July 2025

City of Sydney
GPO Box 1591
Sydney 2001

To Whom it May Concern

On behalf of the Owners Corporation of Strata Plan 69543, located at 138–142 Botany Road, Alexandria, we wish to formally object to DA 2025/488.

Following review of the proposal and consultation with owners, concerns have been raised regarding overshadowing, visual impact, privacy, access and traffic safety, waste collection, and construction impacts. Seven lot owners have confirmed their objection.

Please find enclosed a summary of the concerns and the formal resolution of the Owners Corporation.

Should you require any further information, please do not hesitate to contact us.

Yours sincerely
On behalf of SP 69543

Tracy Kembrey
Licensed Strata Manager

P:
E:

Minutes of Resolution

Owners Corporation for City Limits Plan No. 69543
138-142 Botany Road, Alexandria, NSW, 2015

Date	11 July 2025	
Subject	FORMAL OBJECTION TO DA 2025/488	
Participating	Lot 1	Email
	Lot 2 -	Email
	Lot 4 -	Email
	Lot 5 -	Email
	Lot 6 -	Email
	Lot 8 -	Email
	Lot 13	Email
Chairperson	Tracy Kembrey on behalf of Strata Choice	

Background:

Notification was received regarding Development Application DA 2025/488, which proposes the demolition of the existing building and construction of a six-storey commercial building including retail premises at 134–136 Botany Road, Alexandria. Following review of the plans and consultation with lot owners, several concerns were raised regarding the proposed development's impact on the residential amenity of the adjoining property.

RESOLVED that the Managing Agent lodges a formal objection to **DA 2025/488** with the **City of Sydney Council** based on the following concerns:

1. Overshadowing and Loss of Sunlight

- The proposed six-storey structure will significantly overshadow the residential building and common garden at 138–142 Botany Road.
- Shadow diagrams (Architectural Plans pp. 26–33) confirm overshadowing throughout most of the day on 21 June, breaching the City of Sydney DCP 2012 and NSW Apartment Design Guide requirements.
- The previously approved DA (D/2015/1129) did not cast such extensive shadows.

2. Visual Impact and Height

- At nearly 25 metres, the proposed development is twice the height of the existing strata building.
- The bulk and scale are inconsistent with the prevailing two- to three-storey character of the area.
- A reduced height would mitigate the visual dominance and improve contextual compatibility.

3. Loss of Privacy

- Upper-level offices and windows will overlook residential units, particularly Lot 8, compromising resident privacy.

4. Access and Traffic Hazards

- Botany Lane is narrow, lacks pedestrian infrastructure, and presents safety risks.
- Increased commercial traffic, deliveries, and waste collection via Botany Lane will worsen safety and congestion issues.
- Vehicle entry should be redirected to Buckland Street where conditions are safer.
- Concerns raised about disruption to vehicular access via Botany Lane, Buckland Street, and the garage during construction.

5. Waste Collection Constraints

- The Waste Management Plan proposes access by garbage trucks via Botany Lane, which is unfeasible according to the swept path analysis (WMP p. 18).
- Encroachment into neighbouring property and nighttime noise disturbances are unacceptable.

6. Construction Impacts

- Botany Lane is the only vehicular access for residents; construction works will severely impact access.
- No detailed staging or mitigation plans have been provided to manage construction disruptions.
- Queries whether a dilapidation report will be undertaken for the Owners Corporation building prior to construction, citing risk of foundation movement and unit damage due to jackhammering, drilling, and other construction activities.

7. Lack of Neighbourhood Integration

- The proposed development lacks transition to its residential surroundings and sets a poor precedent for future development.
- The design does not respect the scale or character of the neighbourhood.

8. Community Feedback

Seven lot owners have confirmed their objection to the development:

- Lot 1: Concerned about structural risks due to construction activity, potential loss of sunlight, disruption to vehicular access, and the building's excessive visual impact.
- Lot 2: Cites overshadowing, disruption to garden and vehicle access, visual impact.
- Lot 4: Supports concerns raised by Lot 2. Supports concerns raised by Lot 2 and 5
- Lot 5: References planning breaches relating to sunlight access; calls for scaling down.
- Lot 6: Supports concerns raised by Lot 2 and 5.
- Lot 8: Concerned about total sunlight loss and loss of privacy.
- Lot 13: Supports previously raised objections.

Action:

The Strata Managing Agent is instructed to submit a formal written objection to City of Sydney Council by the closing date of 12 July 2025, incorporating the above points and noting that the objection is made on behalf of the seven Owners and Owners Corporation.

From: Katherine McCray <Katherine.McCray@transport.nsw.gov.au> on behalf of Katherine McCray <Katherine.McCray@transport.nsw.gov.au> <Katherine McCray <Katherine.McCray@transport.nsw.gov.au>>
Sent on: Friday, July 11, 2025 10:13:36 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Development Applications - OIP - Eastern Harbour City <08603913.transport.nsw.gov.au@apac.teams.ms>
Subject: Submission - D/2025/488 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Jessica Joseph
Attachments: CG OIP comments D-2025-488.pdf (246.26 KB)

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Hi

Please find attached comments on the above DA.

Kind regards,

Katherine McCray (*She/Her*)

Principal Transport Planner, Operational Improvement Planning - Harbour City
Operations Planning
Coordinator-General Division

Transport for NSW

M 0466 350 083 E [katherine.mccray@transport.nsw.gov.au]katherine.mccray@transport.nsw.gov.au

transport.nsw.gov.au



Transport
for NSW



I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

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OFFICIAL

Operational Planning Coordinator General - DA comments

July 2025

transport.nsw.gov.au

Key information

Information	Description
Reference	D/2025/488 https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2528111
Address	134-136 Botany Road ALEXANDRIA NSW 2015
Description	Proposed demolition of the existing building including structures, excavation to accommodate a basement level and construction of a 6-storey commercial building including retail premises on the ground floor. The proposal includes land dedication and public domain works.
References	<ul style="list-style-type: none"> ▪ Traffic and Parking Assessment, Terraffic, 4/05/2025 ▪ Architectural Plans, Mackenzie Architects, 23/03/2025

Comments

Note:

Development proponents are strongly encouraged to reference the **Guide to Transport Impact Assessment** (TS 00085 V1.1) as part of preparation of a development application. This is available at [Guide to Transport Impact Assessment](#)

1. Off-site

1.1 Kerbside use

Comments

Developments should not rely on the kerbside restrictions for their operational requirements. Kerbside restrictions are subject to change and are set to benefit the wider community needs based on transport network requirements.

When a development application indicates the availability of kerbside parking, it can be viewed as an acknowledgement that the site is not supplying enough on-site capacity to facilitate site functioning.

Activities that have historically be proposed on-street include:

- Delivery, loading, waste and servicing vehicles
- Passenger pick up and set down (both private vehicles and point to point transport)

These items are discussed in **Section 2 On-site impacts**.

1.2 Construction Pedestrian and Traffic Management Plan

Comments

Construction vehicle movements need to be managed to mitigate transport network issues and to coordinate with other nearby developments which could create significant cumulative effects.

Guidance

The standard CPTMP requirements are, but not limited to, the following:

Site information and building construction plan

- A description of the development
- Construction program and construction methodology
- Proposed construction hours
- A detailed plan of any proposed hoarding and/or scaffolding
- Details of crane arrangements including location of any crane(s)
- Location(s) where it is proposed to park construction vehicle
- Location of any proposed work zone(s)

Access and movement:

Identify

- Pedestrian and traffic management measures
- Haulage routes
- Predicted number of construction vehicle movements and detail of vehicle types

Impacts

- Identify any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works.
- Cumulative construction impacts of projects. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities is managed to minimise impacts on the surrounding road network.

Mitigation measures

- Measures to minimise movement delays. i.e., Vehicle movements are to be minimised during peak network demand periods;
- Details of specific measures to ensure the arrival of construction vehicles to the site do not cause additional queuing on public roads;
- Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP
- Measures to avoid construction worker vehicle movements.

Ongoing activities

Monitoring

- Details of the monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site.

Consultation

- Consultation strategy for liaison with surrounding stakeholders, including other developments under construction.
- Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Customer Journey Planning (formerly Sydney Coordination Office) within Transport for NSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.

2. On-site

2.1 Delivery and servicing

Proposal

No off-street loading, delivery and servicing parking bays are proposed.

Comment

TfNSW assesses the lack of any off-street loading zone as unsatisfactory.

The TfNSW Urban Freight Forecast tool provides guidance to developers on how many loading zones are required for a development based on the proposed land use.

Access to the tool can be requested at: <https://www.mysydney.nsw.gov.au/lastmilefreight#UFFM>

Further guidance on site delivery and servicing should be sought from ([delivery-and-servicing-plan-guidance.pdf](#) (nsw.gov.au))



From: info
Sent on: Monday, September 18, 2023 10:44:47 PM
To: CityofSydney
Subject: D/2023/721 Objection letter
Attachments: (D2023721)-134-136 Botany Rd objection.docx (571.99 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.

Hello COS,
Please find attached my letter of objection to the proposed DA at 134-136 Botany Road.

Kind regards,
Brendan Read



Brendan Read Photography
8 Buckland Street Alexandria, NSW 2015 18th September 2023
City of Sydney
Town Hall House 456 Kent Street
Sydney NSW 2000
Re: Development Application for 134-136 Botany Road, Alexandria (D/2023/721)

Dear City of Sydney Planning Department,

I am writing to express my concerns regarding the proposed development at 134-136 Botany Road, Alexandria, with reference to Development Application D/2023/721. My name is Brendan Read, and I have resided at 8 Buckland Street, Alexandria, for over 25 years. During this time, I have become deeply familiar with the local community and have enjoyed the unique qualities of my property, which I would like to protect.

I do not not object in principle to the redevelopment of 134-136 Botany Road however, the DA in its current form is questioned and we consider it appropriate for Council to request a revision of the same given the current rules. Some reasons for this are outlined herein.

Loss of natural light.

One of my primary concerns with the proposed development is its potential to block the morning light that is integral to my quality of life. This natural light has been a cherished aspect of my property for over two decades. Overshadowing and sunlight access. The bulk and scale of the development and proposed overshadowing is concerning. The proposal shadows almost 75% of the facade area of 8 Buckland Street at 9am on 9am the 21st of June (8 Buckland Street is labelled incorrectly on the architectural drawing set as 8 Botany lane). The accuracy of the sun studies is also questioned as 8 Buckland Street is incorrectly 3D modelled in these drawings (an extra roof form is added).

Bulk and Scale.

Moreover, I find the scale and position of the proposed building to be overwhelming. The building's height, exceeding 26 meters, and its proximity of only 3 meters from my front door pose significant concerns. I have been using the laneway access to enter my building for many years, and the proximity of the new building would impact my daily routines. The bulk and scale of the development is extremely out of character especially on the Buckland street and Botany Lane facades. A height change of approx. 20 metres from 8 Buckland Street to 134-136 Botany Road height is extreme and is out of character for a mostly residential street. A subtle transition in scale would help to visually tie the building into the street.

Visual & Acoustic Privacy.

The DA proposes a threat to the existing visual and acoustic privacy of 8 Buckland Street. The openness and high proportion of glazing to Botany Lane facade in particular is extremely concerning.

The Full height glazing from floors 1 to 3, open balconies to floor 4, full height curtain wall glazing to floor 5 and an open rooftop to floor six provide too many opportunities to breach the privacy of neighbouring residential dwellings on Botany Lane. The privacy of 8 Buckland Streets bedrooms facing onto Botany Lane, and its private rooftop garden are threatened by the proposed development. 6 stories of development will have extremely intrusive views into the most private areas of existing residential development which has existed for 25 years undisturbed. I also express concern at the noise coming from the new commercial tenants who may be potentially outside our bedrooms on the other side of Botany Lane.

Furthermore the design of this facade is in direct contradiction to the City of Sydney DCP section 5 "5.10.4.6 Visual and Acoustic Privacy" and "5.10.2.4 Managing change"

Safety of Laneway design for Botany Lane.

The absence of a footpath in Botany Lane is also a major safety concern. Pedestrians are forced to walk on the road, particularly school children, creating a hazardous situation during school days. The limited visibility for both pedestrians and cyclists poses a severe risk. Each school day, hundreds of school children cross laneway as vehicles exit. The narrow field of view means it is very hazardous for pedestrians and cyclists. There is a cycle path cross the laneway and it too is dangerous. There have been many collisions with cyclists with cars exiting the narrow laneway. A sign did little to assist the danger. There is an existing driveway in Buckland Street which should be utilised for the safety and impact on neighbouring properties.



Hazardous Industrial site.

Additionally, the presence of possible hazardous chemicals on the former industrial site raises concerns. The removal of such substances should be carried out professionally to ensure the safety of the community.

Impact on neighbouring buildings.

There appears to be little information in the application as to the impacts onto adjacent buildings of the proposed construction works (and the proposed associated mitigation measures). The ground underneath these sites is largely sand based and there are also waterways. This means that vibration travels readily. I already have issues with Waterloo Train Station which is being constructed and that is 100 metres away. This development will be only metres away from my building and I am very concerned that damage will be caused to my building in the way of wall and render cracking.

We strongly advise that comprehensive specialist advice (by a suitably qualified and experienced consultant) is included in the application which details how possible negative construction impacts (on the neighbouring buildings) are mitigated (through the various construction phases and for the various elements) and significant impacts (e.g. swaying, strong vibrations, wall cracks etc)

There needs to be clarity around commercial business hours also.

Privacy.

Privacy is another important aspect that I fear will be compromised by the new building. The proposed structure threatens to encroach on my privacy, particularly on my open roof deck, which I use to access sunlight.

Building standards and quality.

I would like to highlight my disappointment with the quality of recently constructed adjacent buildings, especially at 146-156 Botany Road, which exhibits significant design and construction flaws. It is essential that the City of Sydney ensures the highest standards of construction and design for new developments.

Large trucks.

The regular weekly presence of several large trucks reversing into the laneway to collect hazardous waste further exacerbates safety issues. During these events, pedestrians and cyclists cannot access the laneway, creating a disruption and potential danger. These trucks have only centimetres of clearance on either side. They are noisy slow and pump exhaust fumes into the windows of my studio and residence. See video link: <https://www.dropbox.com/t/u3jXXp0LaD70mFab> Furthermore, the development must properly consider the required widths and swept paths for medium rigid vehicles. Attached photographs show that trucks only fit in a straight path of travel. Setting the garage as far back from Botany Lane will assist trucks in entering the building and prevent them from crashing into number 8 Buckland Street. Much existing damage can already be seen on the building from trucks.

See **the City of Sydney DCP section 5 Section 5.10.3.1 Laneway network and Figure 5.253 of the City of Sydney DCP also identifies Botany Lane is as “a future pedestrian link” and Objectives 5.10.3 Movement and local infrastructure**



In conclusion, I urge you to consider the following recommendations:

Address the safety concerns by creating a footpath along the Botany Lane boundary, providing pedestrians with a safer path and improving visibility for vehicles.

Reduce the impact of the new development on the laneway and surrounding area by encouraging vehicles to use the existing driveway on Buckland Street. Furthermore, the proposed driveway, located opposite my front door, is likely to introduce noise, pollution, and potential damage to my property, as I have experienced in the past with neighbouring vehicles.

My residence is incorrectly labelled in the proposal as commercial....I have lived here with my family for over 25 years.

Encourage intelligent and community-oriented design by allocating ground floor spaces for communal activities, fostering a sense of community among residents.

Promote responsible and sustainable living by ensuring that residents take an active interest in their community and the environment.

It is my hope that the City of Sydney will prioritise the safety, well-being, and quality of life of its residents when considering this development application. Please do not let this project become another example of a soulless building that fails to foster a sense of community and connection among its residents.

It is my strong belief that this development will seriously impact my building and my amenity and quality of life for these reasons I am hoping changes can be made. Thank you for considering my concerns and recommendations. I trust that you will make informed and thoughtful decisions that benefit the entire community.

I would be happy to discuss this application and the issues raised. I am keen to act collaboratively both with Council. I therefore would welcome an opportunity where I could meet with Council and members of the project design team and discuss the opportunities for an improved outcome for the site.

If you have any questions in relation to this submission, please do not hesitate to contact myself on [REDACTED]

Sincerely,
Brendan Read

[REDACTED]

From: Tracy Kembrey
Wednesday, September 13, 2023 10:33:55 AM
Sent on: dasubmissions
To: andygumley; johnhackett; dens_in_dente; vintageone
CC: SP 69543 - REFERANCE NUMBER D/2023/721, MACKENZIE ARCHITECTS DEVELOPMENT
Subject:

Attachments: SP 69543 - MACKENZIE ARCHITECTS DEVELOPMENT.pdf (223.09 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.

Good morning

Regarding reference no, D/2023/721 for the Mackenzie Architects Development, please see the attached letter of objection on behalf of the Owners Corporation for 138-142 Botany Road, Alexandria.

Please do not hesitate to ask should you have any questions regarding the attached.

Kind regards,

Tracy Kembrey

Licensed Strata Manager

T 612 [REDACTED]

E [REDACTED]

GPO Box 5328
Sydney NSW 2001



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13 September 2023

Harry Choi
Town Hall House
Gadigal Country
Level 2, 456 Kent Street
Sydney 2000 NSW

Dear Harry

**RE: STRATA PLAN 69543 – 138-142 BOTANY ROAD ALEXANDRIA
REFERENCE NUMBER D/2023/721, MACKENZIE ARCHITECTS DEVELOPMENT**

We write to you as the Strata Managing Agents of the above-mentioned Strata Plan, on behalf of the Owners Corporation, a letter of objection regarding the demolition of existing structures at 134-136 Botany Road ALEXANDRIA NSW 2015 and construction of 6 storey commercial development with basement carparking.

The concern is the long-term impact from reduced sunlight for the property, possible restrictions, and traffic/access issues.

Noted by the Owners Corporation is the significant shading concerns in Drawing A4101 which suggest the last remaining sunlight is lost to 126, 128 and 130 Wyndham St. Drawing A4102, cover the majority of 138-140 Botany Rd roof, level 3, and the entire of the rear courtyard plus a significant portion of Botany Lane. Drawing A4103, suggests the entire roof of 138-140 Botany Rd is covered.

North (Drawing A2001), east (Drawing A2002) and western (Drawing A2003) elevations have been provided. There isn't any drawing for the southern elevations that have been provided which is necessary.

Drawing A1002 shows the driveway to the new basement entering from Botany Lane. The driveway will create significant traffic management risk for 138-140 Botany Rd as egress from 138-140 will be impacted by increased traffic and reduced visibility.

The Owners Corporation require clarification of where the mechanical plant will be located and what sort of plant is proposed. The DA Acoustic Assessment by Acoustic Logic (20230306.1) appears generic and notes this will be developed during the complying constructions phase. It is considered unacceptable by the owners. The owners require clarity around the assessment for comfort. Further to this, the QS allowance by QPC & C Pty Limited in report Q2023-CR63 only allows for limited mechanical ventilation, none of which seems to service the commercial space (other than wet areas and kitchens).



The construction management plan is silent on tower crane, except that has been noted to be used, and airspace issues during construction. Assuming there is a plan for use of airspace, there will need to be a licence from the owners.

Site access and traffic management during the demolition and excavation phase is proposed to last for 20 weeks with up to 25-40 truck movements during the day. Vehicles are suggested to enter site forwards and it is unclear if they will reverse out over a bike lane and into Buckland street which is narrow.

There are concerns during construction of the safety of the Owners driveway into the car park. Concerns during demolition and construction of the continued use of the bike lane which is a key cycle corridor and a dedicated bike lane. Bikes cannot be directed on the road as it is one way. The plan notes a work zone but the management of the bike lane is unclear.

The construction management plan states there are no schools in proximity and does not need to be addressed. The Owners Corporation disagree and note that Alexandria Community School is less than 1,000m away and on the same street as the works zone. Alexandria Traffic and Parking Report - does not reflect the one-way flow in the bike lane in a westerly direction and only the cars. The Owners Corporation want a dilapidation survey to be completed prior to construction commencing (at construction management cost).

We kindly request the concerns be addressed on behalf of the Owners Corporation and appreciate your cooperation regarding this matter.

Yours sincerely,

[Redacted signature]

Tracy Kembrey
Licensed Strata Manager

P: 612 [Redacted]

E: [Redacted]

From: Sara Fuller

Sent on: Tuesday, September 12, 2023 12:51:54 PM

To: dasubmissions

Subject: Submission - D/2023/721 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Harry Choi

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 Mr Choi,

I am a resident of Wyndham Street with garage access off Botany Lane so am writing with regard to the proposed development to 134-136 Botany Road having reviewed the proposed plans.

First, a six story building is not consistent with the current height of the surrounding buildings; typically two - four stories. As Botany Lane and Buckland Street are so narrow, the perpetual shadow would make the laneway entrance and most of the lane dark and allow for dampness to settle.

Second, and more important is the safety associated with the car park entrance being on Botany Lane, not Buckland Street (though there is car access already established on Buckland across the bike way. Botany Lane is very narrow and access to the Lane crosses an established bike path on Buckland Street so the proposed entry and exit for vehicles from the new development does not consider the inability of Botany Lane to support two-way traffic.

Also, given Buckland Street is a one-way street, the only access to the lane is from Wyndham Street. Should vehicles require access to the lane, they will have to wait until the narrow lane is cleared of traffic moving in the other direction (exiting the lane) and wait on Buckland. This will likely mean cars will wait directly across the popular bike lane which is significantly used during peak by children of Alexandria Park school on their way in and out, and cars backed up and queuing onto Wyndham Street which is dangerous for bikes and pedestrians on such a blind corner.

Regards,
Sara.

From: Anthony Shippard
Sent on: Wednesday, September 6, 2023 5:27:24 PM
To: dasubmissions
Subject: Submission - D/2023/721 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Harry Choi

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 Mr Choi,

I am writing as a resident of Wyndham Street, with regard to the proposed development to 134-136 Botany Road. I have fully reviewed all plans and details that form the application.

My primary concern is with regard to the use of Botany Lane as the access / garage entry for vehicles for the proposed development.

As you will likely be aware, Botany Lane is extremely narrow (such that even delivery trucks are unable to access) and access to the Lane crosses an established bike path on Buckland Street.

The above facts give rise to the following concerns:

- The proposed entry and exit for vehicles from the new development does not consider the inability of Botany Lane to support two-way traffic
- Given Buckland Street is a one-way street, the only access to the lane (and hence the development) is from Wyndham Street. Should vehicles require access to the lane, they will have to wait until the narrow lane is cleared of traffic moving in the other direction (exiting the lane) and wait on Buckland. This will likely have the following consequences:
 - Cars waiting directly across the bike lane. This is a very popular cycle route, significantly used during peak by children of Alexandria Park school on their way in and out
 - Cars backed up and queuing onto Wyndham Street. Even if one car is waiting to turn into Botany Lane, the subsequent impact on traffic flow from Wyndham Street would be significant, and may backup across the traffic light junction with Buckland Street
- Outside of the impacts of traffic buildup caused by the narrow bottleneck of the Botany Lane / Buckland junction, there is also the consideration given to the volume of vehicles crossing the bike path in Buckland street, which is already a very dangerous junction for cyclists / pedestrians and drivers alike – it is blind – partly due to walls and buildings and also due to parked cars and trees.

My secondary concerns exist around the height of the proposed development. Whilst my property is in no way impacted by the new shadow patch detailed in the submission, a six story building is not consistent with the low to medium rise buildings and construction of the area (typically a max of four stories). Given the narrowness of the lanes and streets (Botany Lane, and Buckland Street) impacted it is clear that a near perpetual shadow would be cast on these areas, giving rise to dampness, darkness, and also unnatural wind flow.

I appreciate the opportunity to provide feedback and am happy to be contacted on the below number for further discussion.

Regards,
Anthony

From: Peter Silsby

Sent on: Wednesday, August 30, 2023 7:57:15 AM

To: dasubmissions

Subject: Submission - D/2023/721 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Harry Choi

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.

Harry,

I object to the proposed application. We currently have minimal sun in our backyard and this building will shadow it further. In addition, it is too tall and will give us no privacy. It needs to be limited to 3 storeys.

Peter Silsby
120 Wyndham St Alexandria

From: Jill Pamplin

Sent on: Friday, August 25, 2023 7:39:40 PM

To: dasubmissions

Subject: Submission - D/2023/721 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Harry Choi

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,

I am writing to voice my objection to the building proposed for construction next door to my apartment complex.

My objection is Primarily based on the lack of privacy I will endure with a very tall building being placed next to mine. People will have unfettered view of my outdoor terrace, and even vision into my main bedroom.

Additionally there will be a significant impact on the amount of sunlight to the north end of the building and shadows casting across my terrace.

I bought my apartment nearly 20 years ago, knowing that I had privacy and sunlight to my upstairs area. This is now in significant jeopardy with a building of six stories being proposed for next door.

I would like the committee involved in this DA to reconsider the height of the building proposed for construction.

Thank you for your consideration.

Jillian Pamplin
8/138 Botany Rd
Alexandria 2015

Sent from my iPhone

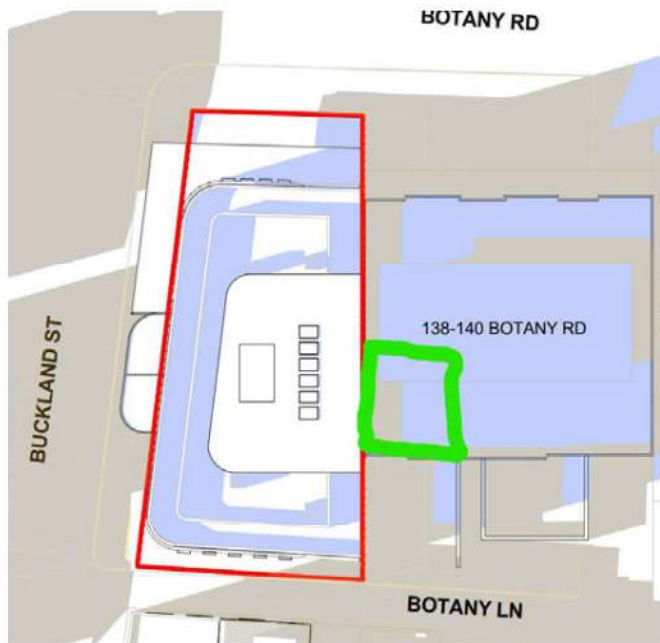
From: George Chard
Sent on: Sunday, August 27, 2023 3:42:46 PM
To: dasubmissions
Subject: Submission - D/2023/721 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Harry Choi
Attachments: D 2015 1129 A (STAMPED).PDF (1.38 MB), D 2015 1129 (ORIGINAL).PDF (2.82 MB), 138-140 Botany Rd - West Elevation 3pm.jpeg (183.67 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 Harry,

I'm reaching out to you in regards to the proposed development at 134-136 Botany Road, Alexandria.

I live in the neighbouring building (138-140 Botany Road) and have serious concerns about the natural light impact this development will have on my property. I have marked up my apartment location on the below snippet for reference. I live on the first floor of this building, and the proposed 6-storey development will cause my apartment to no longer receive any natural light.



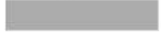
My concerns can be summarised as follows:

1. The DA architectural shadow drawings appear to grossly overestimate the amount of shadow cast by the existing building at 134-136 Botany Road, presumably to make the shadow impact of the proposed development appear less by comparison. I've attached photos taken from Botany Lane at 3pm today 27/08/23, which show the entire Western face of 138-140 Botany road covered in sunlight, whereas the shadow plan on Drawing A4103 implies that the building is completely shaded at this time (snippet above). Our strata committee and other owners have similar concerns for the apartments along the Eastern elevation, and the penthouse balconies on the Northern perimeter, which will lose all natural light due to the development.
2. The previous approved development application for 134-136 Botany Road (refer D/2015/1129) was for a 3x storey residential apartment block. The original DA drawings submitted as part of D/2015/1229 also had significant shadow impacts on the Western face of 138-140 Botany Road. These plans were subsequently updated to reduce this impact before DA approval, which can be observed in the stamped plans submitted in D/2015/1129/A. I believe a similar precedent should apply in this case, particularly given the increase in height compared to the previously approved DA. I have attached both versions of the D/2015/1229 drawings for your reference.
3. The submitted architectural plans provide little information on the Southern elevation. I would like to enquire if the commercial development will have windows that face into the apartments of our building.

I kindly request that you review the above concerns with the developer in an effort to reduce the detrimental impacts of this development on neighbouring buildings. I appreciate your assistance on this matter and look forward to hearing from you.

Regards,

George Chard





NOTES:

- Floor slab: - Concrete. RE Underfloor insulation to lift floors over basement, or exposed to air voids.
- Exterior walls: - Brick wherever shown.
- Cladding: - Standard single glazed, clear glass double.
- Ceiling insulation: - 93.5 to all ceilings.
- Roof: metal roof with foil under. Modelled as unventilated, multi-coloured finish.
- All external walls modified with medium colour finishes.

L2 FLOOR PLAN

L3 FLOOR PLAN

Notes:

- AS - ALUMINUM ROOF SHEETING
- TT - TERRAZZO ROOF TILE
- CT - CONCRETE ROOF TILE
- PC - PERFORATED CONCRETE
- CA - CONCRETE
- AW - ALUMINUM WINDOW
- AL - ALUMINUM LOUVER
- TR - TIMBER WINDOW
- AD - ALUMINUM DOOR
- UB - UNDERBENT
- FR - FRAMED BRICK BLOCK
- GF - FRAMED GLASS WALL/FRAMING
- TD - TIMBER DOOR
- AC - ALUMINUM CLADDING
- ST - STEEL WALL/FRAMING
- SM - SMOKE DETECTOR
- HW - HEAVY WIREMESH
- FD - FIRE DOOR

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8.0 RECOMMENDATIONS

8.1 ROAD TRAFFIC NOISE ASSESSMENT

8.1.1 Ceiling / Roof System

A light-weight ceiling/floor structure with the following building elements will be satisfactory:

- 0.42 mms metal deck followed by:
- 0 layer of 100 mm thick 20 kg/m³ insulation (with fixed light) between the ceiling joists, and
- one layer of 13 mm thick plasterboard screw fixed beneath
- Minimum cavity 250 mm between the concrete slab and the plasterboard ceiling

Alternatively, a ceiling/roof system with a minimum of 170 mm thick concrete base and one layer of 10 mm plasterboard will also comply. Certain ceiling/roof systems will require a minimum of 50 mm thick 20 kg/m³ insulation (with).

8.1.2 External Walls

The following external wall systems are recommended for the proposed extensions of the development:

- Block Veneer Wall System:**
- 110 mm brick wall;
 - 90 mm masonry or 42 mm steel studs;
 - 0 layer of 100 mm thick 14 kg/m³ insulation (with fixed light) between the studs, and
 - one layer of 13 mm thick plasterboard.

Double Brick Wall System with:

- A layer of 110 mm brick on each side, and
- 13 mm cement render or 13 mm thick plasterboard;
- Minimum 150 mm thick concrete wall;
- 64 mm steel studs;
- Insulation batts fixed between studs, and
- One layer of 13 mm plasterboard on the inner side.

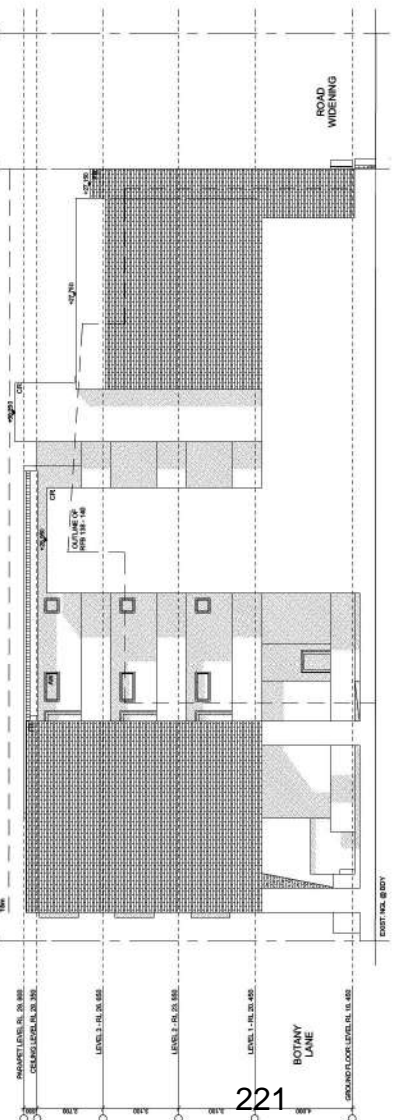
8.1.3 Windows/Doors

The minimum glazing requirements are based on the noise attenuation calculations shown in Appendix D.

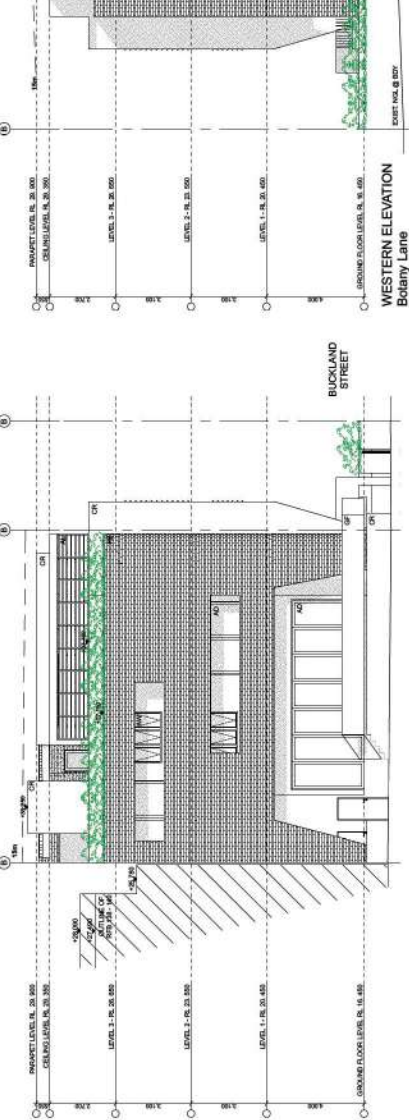
Room	Minimum Glazing Requirement Schedule	Minimum Glazing Requirement
Common Area	Steel	4.28 mms laminated glass
Unit 1	Bed 1	4.28 mms laminated glass
Unit 2	Bed 1	4.28 mms laminated glass
Unit 3	Bed 1	4.28 mms laminated glass
Unit 4	Bed 1	4.28 mms laminated glass
Unit 5	Bed 1	4.28 mms laminated glass
Unit 6	Bed 1	4.28 mms laminated glass
Unit 7	Bed 1	4.28 mms laminated glass
Unit 8	Bed 1	4.28 mms laminated glass
Unit 9	Bed 1	4.28 mms laminated glass
Unit 10	Bed 1	4.28 mms laminated glass
Unit 11	Bed 1	4.28 mms laminated glass
Unit 12	Bed 1	4.28 mms laminated glass
Unit 13	Bed 1	4.28 mms laminated glass
Unit 14	Bed 1	4.28 mms laminated glass



NORTHERN ELEVATION
Buckland Street



WESTERN ELEVATION
Botany Lane



SOUTHERN ELEVATION
Buckland Street

NOTES:

- Floor slabs - Concrete R1 Underfloor insulation to unit floors over basement, or exposed to air under.
- Exterior walls - Brick veneer for R1.0 insulation.
- Ceiling insulation - R2.5 to all ceilings to metal roof.
- Roof - metal roof with full under. Modelled as unventilated, medium coloured finish.
- All external walls modelled with medium colour finishes.

Client:	Blue Print Designs
Project:	138 - 139 Botany Lane, Auckland
Drawn:	31 May 2016
Scale:	1:100 @ A1, 1:200 @ A2

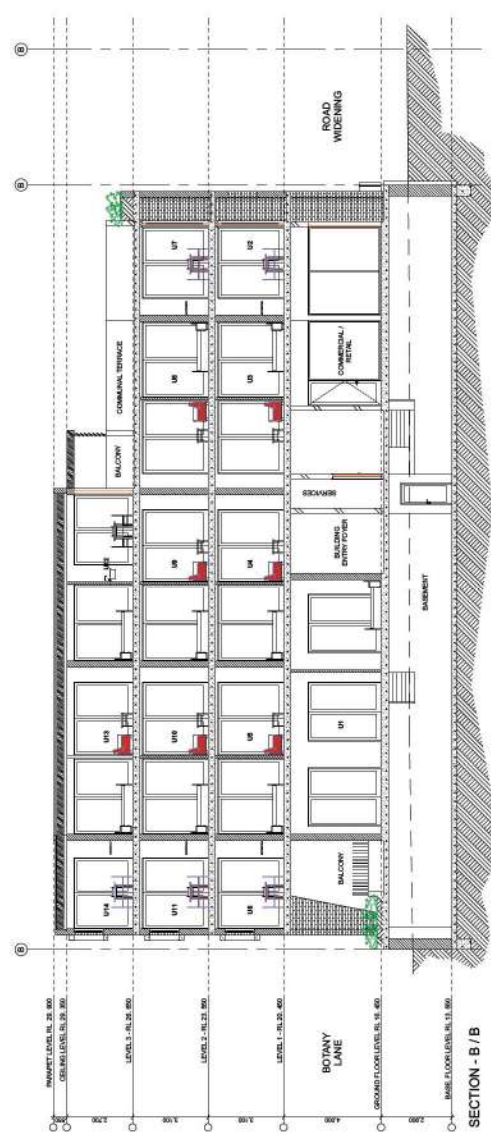
Drawn:	31 May 2016
Scale:	1:100 @ A1, 1:200 @ A2

Drawn:	31 May 2016
Scale:	1:100 @ A1, 1:200 @ A2

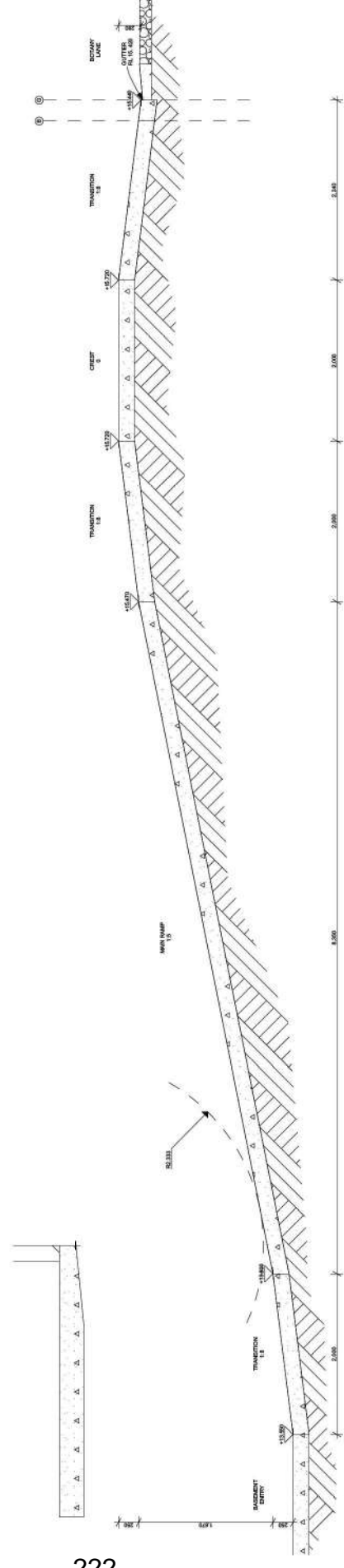
AS - ALUMINUM ROOF SHEETING	AW - ALUMINUM WINDOW	FB - FACE BRICK BLOCK	SD - SMOKE DETECTOR
TT - TERRAZZO ROOF TILE	TC - TIMBER CLADDING	GF - FRAMED GLASS WALL/STRADA	HW - HER WINDOW
CT - CONCRETE ROOF TILE	TR - TIMBER WINDOW	AL - ALUMINUM CLADDING	HF - HER FLOOR
FC - FIBRE CONCRETE SHEETING	AD - ALUMINUM DOOR	AC - ALUMINUM CLADDING	
CR - CORRUGATED SHEETING	GR - GLASS ROOF	ST - STEEL WALL/STRADA	



SECTION - A/A



SECTION - B/B

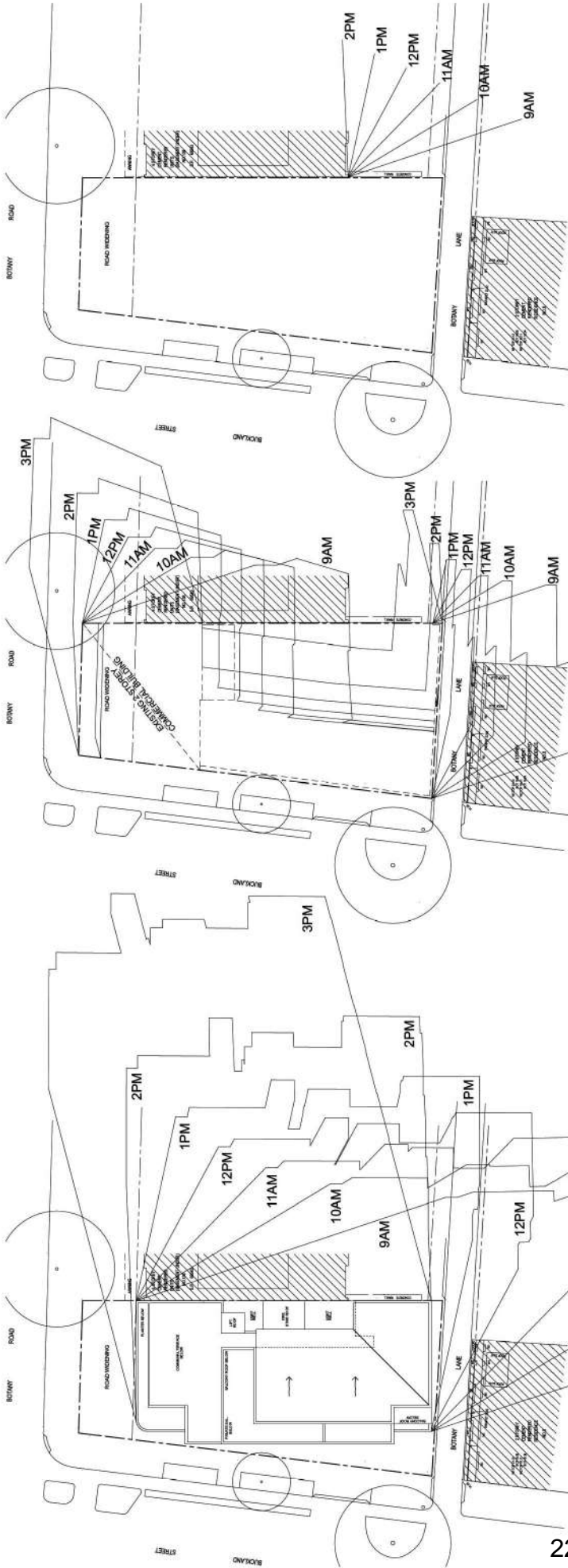


RAMP SECTION C @ 1:25

NOTES:

- Floor slabs - Concrete, R3 Underfloor insulation to unit floors over basement, or exposed to air under.
- Exterior walls - Brick veneer, R4 R3 D insulation.
- Ceiling - Acoustic ceiling tiles, R2.5 to all ceilings to metal roof.
- Ceiling insulation - R2.5 to all ceilings to concrete roof.
- Roof - metal roof with full under. Modelled as unventilated, medium coloured finish.
- All external walls modelled with medium colour finishes.

<p>PROJECT SERVICES</p> <p>1001 100 Westch Street, Suite 200 W. Vancouver, BC V6V 1W7 Tel: 604.273.1234 Fax: 604.273.1235</p>	<p>blu print designs</p> <p>1001 100 Westch Street, Suite 200 W. Vancouver, BC V6V 1W7 Tel: 604.273.1234 Fax: 604.273.1235</p>	<p>Client: DA06</p>
		<p>Scale: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z</p>
<p>AS - ALUMINUM ROOF SHEETING TT - TERRAZZO ROOF TILE CT - CONCRETE ROOF TILE FC - FIBRE CEMENT SHEETING CR - CORRUGATED ROOF</p>	<p>FW - FIXED WINDOW AL - ALUMINUM LOUVER TL - TIMBER WINDOW AL - ALUMINUM DOOR AL - ALUMINUM BALUSTRADE ST - STEEL BALUSTRADE</p>	<p>FR - FACE BRICK BLOCK GF - FRAMED GLASS BALUSTRADE AC - ALUMINUM CLADDING</p>
<p>SM - SMOKER DETECTOR HW - HEAVY WIREROD HD - HEAVY DOOR</p>	<p>SM - SMOKER DETECTOR HW - HEAVY WIREROD HD - HEAVY DOOR</p>	<p>SM - SMOKER DETECTOR HW - HEAVY WIREROD HD - HEAVY DOOR</p>



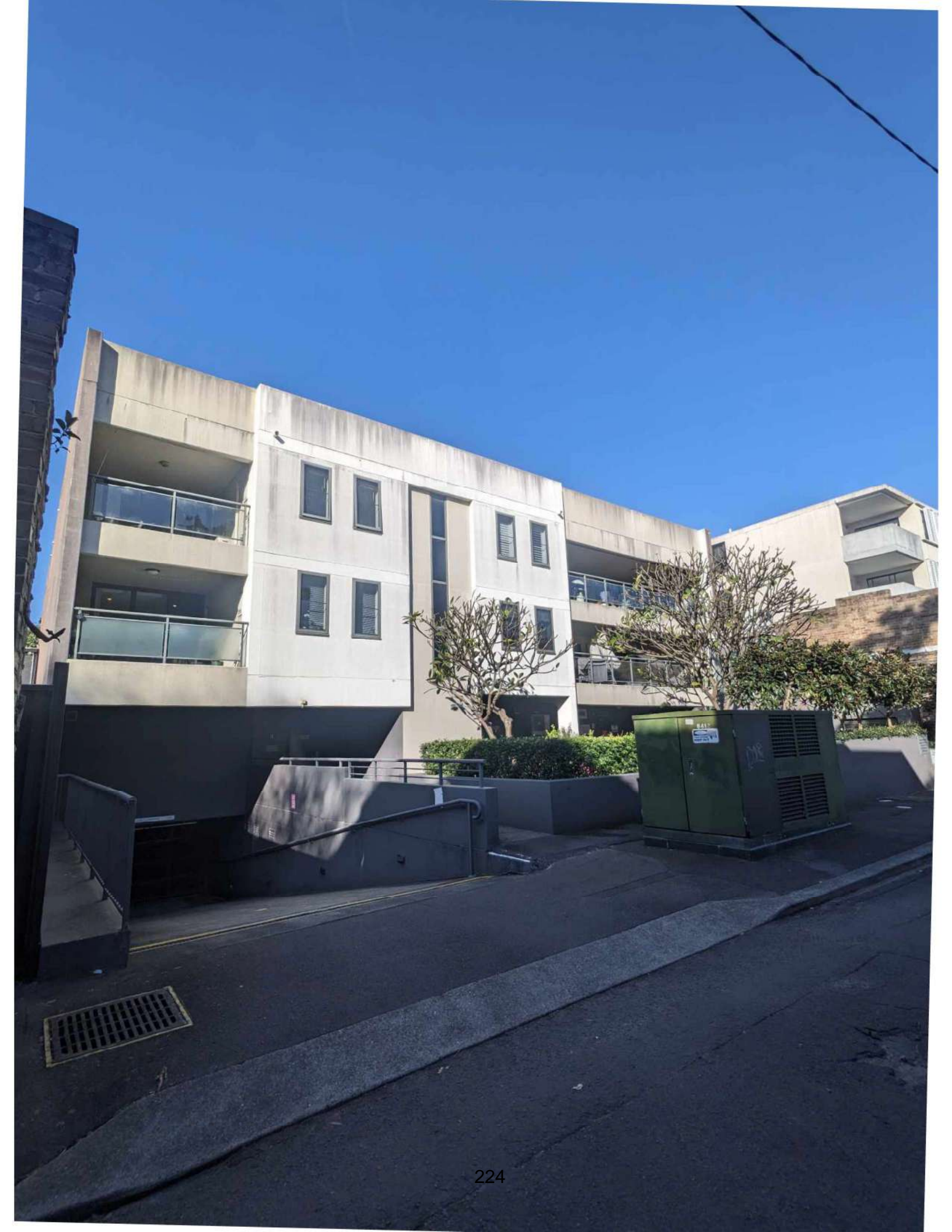
223

EXISTING SHADOW DIAGRAMS
9am - 3pm - 21 June

138 EXISTING SHADOW LINES
9am - 3pm - 21 June

PROPOSED SHADOW DIAGRAMS
9am - 3pm - 21 June

<p>AS - ALUMINUM ROOF SHEETING AW - ALUMINUM WINDOW TT - TERRAZZO ROOF TILE TC - TIMBER CLADDING TR - TIMBER ROOF FC - FIBRE CONCRETE SHEETING CA - CONCRETE FINISH</p>		<p>FR - FRAMED GLASS WALL/STRADA AL - ALUMINUM ALLOYS TD - TIMBER DOOR AD - ALUMINUM DOOR CB - CONCRETE BLOCKS</p>		<p>FB - FACE BRICK BLOCK GF - FRAMED GLASS WALL/STRADA AC - ALUMINUM CLADDING</p>		<p>SD - SMOKE DETECTOR HW - HEAVY WIREMESH LD - LIGHT DOOR</p>		
<p>NOTE: THE ABOVE SHADOW DIAGRAMS ARE BASED ON THE ASSUMPTIONS OF A CLEAR SKY CONDITION. THE SHADOWS ARE NOT TO BE USED AS A GUIDE FOR THE DESIGN OF THE BUILDING. THE SHADOWS ARE NOT TO BE USED AS A GUIDE FOR THE DESIGN OF THE BUILDING. THE SHADOWS ARE NOT TO BE USED AS A GUIDE FOR THE DESIGN OF THE BUILDING.</p>								
<p>Scale Diagrams Title: 138 Botway Rd, Auckland Project: 138 Botway Rd, Auckland Client: Mr & Mrs [Name] Date: 24 August 2010 Scale: 1:100 @ A1, 1:200 @ A2</p>	<p>blu print designs 138 Botway Rd, Auckland Phone: 09 480 1111 www.bluprintdesigns.co.nz</p>		<p>ES PROJECT SERVICES 138 Botway Rd, Auckland Phone: 09 480 1111 www.esprojectservices.co.nz</p>		<p>DA07 F</p>			



From:= AL LIANG

Sent on: Friday, August 25, 2023 3:33:12 PM

To:= dasubmissions

Subject: Submission - D/2023/721 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Harry Choi

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 the owner of the SP69543, our building is a three level of apartment, but the application is for 6 story apartment, this will directly cover most of our sun light , also the location of the garage would be make the rear lane very very busy. I hope builders could resolve these issues before proceeding.

Thanks and best regards,

Al

From: John Hackett
Sent on: Friday, August 25, 2023 10:03:52 AM
To: dasubmissions
CC: John Hackett
Subject: Submission - D/2023/721 - 134-136 Botany Road ALEXANDRIA NSW 2015 - Attention Harry Choi

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,

As a resident and owner of a unit at 138-142 Botany Road I object strongly to this development due to concerns about loss of sunlight to both the rear units and to the garden which is at the rear.

Kind regards,

John Hackett

