

Attachment A

Further Submission

Submission – Objection to DA D/2025/488 (134–136 Botany Road, Alexandria)

From: Owner/occupant of 8 Buckland Street, Alexandria - Brendan Read
Re: Local Planning Panel meeting 26 November 2025

1. Introduction

I am the owner and long-term resident of **8 Buckland Street**, directly facing the Botany Lane elevation of the proposed redevelopment at **134–136 Botany Road**. I submit this objection as an **impacted neighbour** due to the proposal's significant impacts on:

- Visual and acoustic privacy
- Overshadowing and solar access
- Bulk and scale
- Laneway safety and traffic management
- Pedestrian and accessibility safety
- Local amenity and community engagement

Although the development has been amended to a **six-storey commercial building**, the proposal continues to materially harm the amenity, safety, and privacy of surrounding residences.

2. Visual and Acoustic Privacy Impacts

The Botany Lane façade includes:

- Full-height glazing across multiple commercial floors
- A rooftop area proposed for tenant use, plant, or open circulation

Even without balconies, the **continuous glazing enables direct sightlines** into the bedrooms and rooftop garden of 8 Buckland Street. Vertical louvres shown on plans do not adequately screen views.

This design **contradicts the City of Sydney DCP Section 5**, including:

- **DCP 5.10.4.6 – Visual and Acoustic Privacy:** requires protection of dwelling amenity through design and layout

- **DCP 5.10.2.4 – Managing Change:** non-residential development must avoid visual, acoustic, and solar impacts on existing residential development

Requested outcomes:

- Glazing facing residential dwellings to be **frosted, translucent, or replaced with spandrel panels**
- Rooftop areas to include **solid parapets or screening** to prevent overlooking and noise intrusion

3. Bulk, Scale and Built Form

The six-storey commercial mass is excessive in relation to **one- to two-storey residential terraces** on Buckland Street:

- Approx. **20m height difference** is abrupt and inconsistent with the streetscape
- No **step-down in scale** towards Botany Lane or Buckland Street
- Previous approval **D/2015/1129** is smaller and cannot justify current bulk

Requested outcome: meaningful **step-down in height and massing** to transition to surrounding residential context.

4. Overshadowing and Solar Access

The shadow analysis submitted is **inaccurate:**

- 8 Buckland Street is incorrectly 3D modelled
- The DA only provides diagrams at 9 am on 21 June, showing ~75% of the Buckland Street façade in shadow — **but this understates the real issue**, as the property receives sunlight **much earlier in the morning** during summer (sunrise is approximately **5:40 am**)
- There are **no 30-minute interval shadow diagrams** from sunrise through to sunset, as required to fully understand the impact on daylight access
- No comparison of **existing vs proposed shadows** has been provided
- There is **no assessment** of impacts on solar hot water units or potential future solar panels, which is significant given the early morning sunlight the site currently enjoys

Requested outcome: submission of accurate **3D model, full shadow studies**, and revisions to reduce morning overshadowing.

5. Laneway Safety – Botany Lane

Botany Lane is narrow (3.8m wall-to-wall) with no footpath, used heavily by:

- Pedestrians, schoolchildren, residents, and dog walkers
- Cyclists along Buckland Street's well-used cycle path
- Heavy vehicles including trucks, tradespeople, and waste collection

There is a **history of collisions**, including serious incidents involving cyclists. These risks are **exacerbated** by increased pedestrian and vehicle traffic from Waterloo Metro and Alexandria Park High School.

"With this development, combined with increased traffic from the school and the Waterloo Metro, the Botany Lane exit will escalate from being 'dangerous' to 'highly hazardous'."

Requested outcome:

- Widen Botany Lane and install a footpath
- Improve sightlines at corners
- Comply with **DCP 5.10.3 – Laneway Network**, including shared zones and medium rigid vehicle swept paths

6. Pedestrian & Accessibility Safety (Obvious Access Report)

The applicant's own **Access Report** confirms:

- Pedestrian pathways and driveway are **at the same grade**, creating a hazard
- Obstructed motorist sightlines increase risk for **blind or vision-impaired pedestrians**
- Warning TGSIs alone will **not resolve the hazard**

Requested outcome:

- Revised building footprint set further east to widen the laneway
- Improved sightlines and driveway design separating pedestrians from vehicles
- Full implementation of TGSIs plus additional safety measures

7. Proposal to Retain Buckland Street Driveway

The site already has a **functional industrial driveway on Buckland Street**, in use for more than 40 years. This provides:

- Safer access for all vehicle types
- Separation of pedestrians from vehicles
- Clear sightlines and easier waste collection

Rationale:

- Concentrating all vehicles into Botany Lane is **dangerous** due to narrow width, no footpath, high pedestrian/cyclist use, and collision history
- Using Buckland Street avoids hazardous pinch-points, improves safety, and facilitates waste collection
- Widening Botany Lane, installing a footpath, and keeping the Buckland Street driveway **enhances pedestrian, cyclist, and vehicular safety**

Requested outcome: make the existing Buckland Street driveway the **primary vehicular access**.

8. Local Amenity and Community Use

The DA proposes **ground-floor rooms and spaces** that are **not designed for use by residents or the local community**. These rooms could provide valuable amenity for:

- Book clubs
- Photography or hobby groups
- Exercise classes and other local activities

High-rise residential developments often **fail to foster community connections**, but all new developments should include spaces that **enable social interaction and support resident wellbeing**. The current proposal **misses this opportunity**, reducing quality of life and neighborhood cohesion.

Requested outcome:

- Inclusion of flexible, accessible ground-floor spaces for community use in line with the City of Sydney's emphasis on local amenity and social connection

9. Additional Matters

- **Public Art and Indigenous Design:** No plan included; DCP 5.10.4.5 requires First Nations art and formal public art for prominent corners

- **Construction Impacts:** Inadequate information regarding excavation, vibration, pedestrian safety, and protection of neighbouring buildings

10. Conclusion

The proposal, as currently designed, results in **unacceptable impacts** on privacy, amenity, safety, and streetscape character.

I request the Panel to either:

Refuse the DA, or require major amendments, including:

- Frosted/screened glazing on Botany Lane
- Solid rooftop screening
- Significant step-down in height and massing
- Accurate and complete shadow analysis, including early morning sunlight from 5:40 am
- Widened Botany Lane, footpath, and retention of Buckland Street driveway
- Flexible community amenity spaces for resident use
- Inclusion of required public art and Indigenous design

Thank you for considering this submission. I am available to address the Panel if required.