

Attachment F

Submissions

From: Libby Shaw [REDACTED]
[REDACTED]
Sent on: Tuesday, February 10, 2026 10:16:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Response to DA: D/2025/944 and DA D/2024/1208

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Hi,

I am writing in response to two DAs that are currently being re-considered by the council after the applicants made changes to the design after the original DA was approved.

D/2025/944

This is for a co-living facility operated by Scape. I am opposed to this on the grounds that the suburb needs proper accommodation that EVERYONE, regardless of whether or not they are students can live in. Building exclusively student accommodation is not sustainable long term and these are cramped living conditions where the residents do not have proper facilities. Given the lack of suitable housing for the general community I cannot support this application. It will destroy the character of the suburb and lead to more land being blocked off from the general population. Students have the ability to rent apartments in the private market, however if exclusively student accommodation is constructed that shuts off the rest of the community from renting or purchasing apartments. There are also many other student buildings in the area and this development simply is not needed and will not benefit the community as a whole.

D/2024/1208

In this particular case it is my understanding that this is for proper apartments that contain proper facilities like a private kitchen and laundry and will be an adequate size rather than more cramped student or co-living accommodation. I also understand that this will have retail and a supermarket underneath the apartments. In this case I see no issue with increasing the height limit from the originally approved proposal as more regular apartment buildings are much needed in the area. In this case I support an increase in the number of storeys and think accommodation that everyone in the community can live in is much needed. Given proximity to the Waterloo Metro, , Green Square, Redfern Station and bus routes plus many other shops in the nearby vicinity I cannot see an issue with this.

Thanks
Elizabeth Shaw
12/148-152 Regent Street, Redfern, NSW, 2016

From: Christina Robinson <CRobinson1@cityofsydney.nsw.gov.au> on behalf of Christina Robinson
<CRobinson1@cityofsydney.nsw.gov.au> <Christina Robinson <CRobinson1@cityofsydney.nsw.gov.au>>
Sent on: Thursday, May 7, 2026 9:24:33 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2025/944 - 224-228 Young Street WATERLOO NSW 2017

From: Libby Shaw [REDACTED]
Sent: Thursday, 7 May 2026 9:08 AM
To: Christina Robinson <CRobinson1@cityofsydney.nsw.gov.au>
Subject: Query: D/2025/944 - 224-228 Young Street WATERLOO NSW 2017

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Hi,

I am writing to comment on this DA.

I support the DA with one condition: Instead of having co housing in the building, which are basically just boarding house rooms by another name, the entire building needs to be proper apartments with private facilities such as a kitchen and a laundry rather than forcing people into substandard housing, which is what co housing is. I support retail at the bottom of the building, however another proper full sized supermarket needs to be erected. Another small format store is not suitable for the area's increased population. Co housing is not a long term solution to fix the housing shortage and just leads to substandard conditions for residents.

Housing is urgently needed in Redfern and I support a more efficient use of land which will happen with the increased height.

Provided the co housing element is removed and replaced with proper apartments I am in favour of this DA.

Thanks
Elizabeth Shaw
12/148-152 Regent Street, Redfern, NSW, 2016

From: <james [REDACTED]>
Sent on: Friday, May 15, 2026 2:36:05 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: D/2025/944 - 224-228 Young Street WATERLOO NSW 2017

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To whom it may concern,

Development plan D/2025/944 - 224-228 Young Street WATERLOO NSW 2017, this plan is out of place, there is no need for student accommodation of this nature in this area, it would serve students better if it were located close to their place of study.

The proposal also notes the public transport in the area but doesn't take into consideration the fact that during peak hours the services are already completely full and finding space to get on a bus is difficult.

Also, the planned parking allocation is woeful, if the planners have any knowledge of the area they would know it is already difficult to find on street parking in the area during the week and providing only 3 proposed parking spaces for the residences, shop owners, staff and visitors, is irresponsible planning.

I don't believe this letter will change anything, as I suspect all the approvals have been given to the project to allow it to proceed.

Regards,
James Goldfinch

From: Jack Maalouf [REDACTED] on behalf of Jack Maalouf [REDACTED] <Jack Maalouf [REDACTED]>
Sent on: Thursday, October 16, 2025 10:42:38 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/944 - 224-228 Young Street WATERLOO NSW 2017 - Attention Christina Robinson

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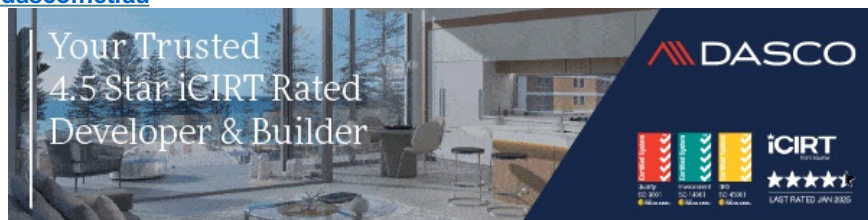
Hi there, this is to advise you of our support to this application.

Thank you.

Kind Regards,

Jack Maalouf
Head of Development

DASCO Property Development Services Pty Ltd
ABN 32 135 751 049
PO BOX 3357 North Strathfield NSW 2137
P ([REDACTED]) **M** ([REDACTED])
Level 2, 9 George Street, North Strathfield NSW 2137
dasco.net.au



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From: Jack Maalouf [REDACTED] > on behalf of Jack Maalouf [REDACTED] > <Jack Maalouf <[REDACTED]>
Sent on: Thursday, October 16, 2025 12:43:21 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: RE: Submission - D/2025/944 - 224-228 Young Street WATERLOO NSW 2017 - Attention Christina Robinson

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Hi again, this is a submission in support of the above application, on behalf of the owners of the land at the address 903-921 bourke st, waterloo, being lot 102 in DP1203640 being developed under DA 2021/D/1415:

- Young Street Property Investment PL (ABN 65 652 301 525)
- Slice Development PL (ABN 19 669 851 281)

Thank you.

Jack Maalouf
Head of Development

DASCO Property Development Services Pty Ltd
P [REDACTED] M [REDACTED]

From: Jack Maalouf
Sent: Thursday, 16 October 2025 10:43 AM
To: 'dasubmissions@cityofsydney.nsw.gov.au' <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2025/944 - 224-228 Young Street WATERLOO NSW 2017 - Attention Christina Robinson

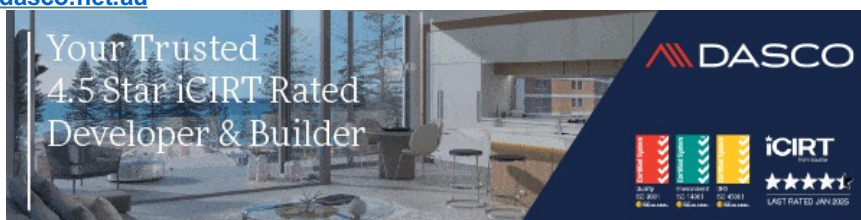
Hi there, this is to advise you of our support to this application.

Thank you.

Kind Regards,

Jack Maalouf
Head of Development

DASCO Property Development Services Pty Ltd
ABN 32 135 751 049
PO BOX 3357 North Strathfield NSW 2137
P [REDACTED] M [REDACTED]
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From: Paula I [REDACTED] > on behalf of Paula I [REDACTED] <Paula I [REDACTED]>
Sent on: Sunday, November 2, 2025 8:27:52 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/944 - 224-228 Young Street WATERLOO NSW 2017 - Attention Christina Robinson

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To:

The General Manager
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

Subject: Objection to Proposed Development at D/2025/944 - 224-228 Young Street WATERLOO NSW 2017.

Dear Sir/Madam,

I am writing to formally object to the proposed development at 224-228 Young Street WATERLOO NSW 2017. I reside on McEvoy Street, directly across from the proposed site, and I am deeply concerned about the scale and impacts of this development on our predominantly low-rise residential neighbourhood.

The proposal exceeds the existing height limits, introducing a **seven-storey** building in an area characterised by **three to four-storey residential developments**. This excessive height and massing are inconsistent with the surrounding built form and the intended character of McEvoy Street.

The **62-metre uninterrupted façade** facing McEvoy Street lacks articulation and variation in form or finishes, resulting in a bulky and monotonous streetscape. The proposed design is not sympathetic to the established scale and rhythm of the area, leading to an overbearing presence that will detract from local character.

Furthermore, the **solar access diagrams** demonstrate that the proposal will **overshadow 10 McEvoy Street throughout the day**, severely diminishing residential amenity and access to natural light for neighbouring properties.

The development's **fully enclosed block form** produces a poor urban design outcome, with no permeability or through-site connections. Given the size of the site, the design should allow for greater openness and circulation between buildings — ideally providing a **through-site link** along the northern edge to improve pedestrian movement and urban integration.

Finally, the **proposed residential density** is excessive for this location, which is serviced primarily by bus routes. With the nearest train and metro stations located over **1 kilometre away**, the site lacks the level of public transport accessibility required to support such a large increase in population.

For these reasons, I strongly object to the proposal in its current form. I urge the City of Sydney to ensure that any development on this site aligns with the local planning controls, respects the existing character of McEvoy Street, and preserves the quality of life of existing residents.

Thank you for considering my submission.

Yours sincerely,
Paula Ito

From: Callum [REDACTED] on behalf of Callum [REDACTED] <Callum [REDACTED]>
Sent on: Tuesday, November 4, 2025 10:34:55 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/944 - 224-228 Young Street WATERLOO NSW 2017 - Attention Christina Robinson
Attachments: Formal Submission – Objection to Proposed Development Reference number D2025944 at 224 234 Young Street Waterloo NSW 2017.pdf (89.02 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.

Dear Christina,

I hope you're well.

Please find attached my formal submission regarding the proposed development at 224–234 Young Street, Waterloo (Reference: D/2025/944). The submission outlines several concerns regarding the potential noise, access, and amenity impacts on nearby residents, including those at Kensington Mews, directly opposite the proposed site on Morehead Street.

In particular, my submission raises issues around:

- The unreasonable construction noise levels identified in the Noise and Vibration Impact Assessment;
- The potential use of Morehead Street for construction access, which I believe would be unsafe and highly disruptive; and
- The need for stronger mitigation measures, including restricted construction days/hours, and oversight to protect residential amenity during the construction period.

I would appreciate confirmation that this submission has been received and will be considered as part of the development assessment process.

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

Kind regards,

Callum Bland

Resident, Kensington Mews

Waterloo NSW 2017

[REDACTED]

Callum Bland

Resident, Kensington Mews

Waterloo, NSW, 2017

[REDACTED]

4 November 2025

To:

Christina Robinson

City of Sydney

Subject: Formal Submission – Objection to Proposed Development at 224-234 Young Street, Waterloo NSW 2017. Reference number: D/2025/944

Dear Christina,

I write to formally object to the current proposal for building works at 224-234 Young Street Waterloo NSW 2017. This is on the grounds of the **unreasonable noise, access, and amenity impacts** anticipated by the current proposal, which will impact existing residents at the adjacent residential properties, including Kensington Mews.

1. Proximity and impact on nearby residential dwellings

The proposed development site is located immediately adjacent to a well-established residential area, where many families with young children and pets reside. The close **proximity of demolition and major construction activities** will create significant **noise, dust, and vibration impacts** beyond reasonable levels for an extended period, as confirmed by the noise and vibration impact assessment. This would have a particular impact on apartments like my own whose bedrooms and living areas face directly onto Morehead Street opposite the proposed site.

The **proposed seven-storey height** of the building is also substantially larger than the Kensington Mews complex (3 floors only), and also higher than other nearby buildings. This larger size and scale will exacerbate both **noise and visual impacts, including blocking out sunlight for nearby residents**.

2. Noise and vibration impacts

The proposed demolition and construction activities and proposed construction hours identified in the noise and vibration impact assessment (RWDI#2512619) are entirely unreasonable. As confirmed by the construction noise and vibration impact assessment, 'exceedances to the noise management levels of up to 14 dB are expected during all stages of construction at all assessed residential receivers'. This will cause **unreasonable and prolonged noise disturbance to nearby residents**. As part of any approval, a plan should be agreed with Scape and all other contractors involved in the construction that ensures all

reasonable and feasible measures are taken to manage construction noise emissions from the site and that residents have a mechanism to challenge breaches of that plan. Given the findings of the construction noise impact assessment and the proximity of the site to residential properties, **any approval should also be subject to all building works being limited to between the hours of Monday to Friday 8am to 6pm, with no works permitted on Saturdays or Sundays.**

Residents of Kensington Mews should not be subject to sustained exposure to noise levels exceeding reasonable thresholds for prolonged periods, especially on weekends. The development, as currently planned, would compromise residents' **right to peaceful enjoyment of their homes** and may have adverse effects on wellbeing, particularly for children and those working or studying from home.

3. Inappropriate use of Morehead Street for vehicle access

Of additional concern would be any proposed use of **Morehead Street** for construction vehicle access or parking of construction workers. Kensington Mews properties, including my own apartment, face directly onto this narrow road, which already experiences dangerous levels of traffic unsuitable for the size of the road. For example, I have personally witnessed two motor vehicle accidents in the past 6 months on Morehead Street directly outside of Kensington Mews, at the part of the road which would be adjacent to the development.

Due to the proximity of the road to residential properties, the poor visibility at the bottom of the road leading up to McEvoy Street and the volume of traffic using the road already, any use of Morehead Street by **heavy construction vehicles and workers visiting /parking at the site** would be:

- **Unsafe**, given the road's limited width, limited visibility, lack of adequate turning radius and existing dangerous conditions / traffic levels;
- **Environmentally inappropriate**, due to the close proximity to residential dwellings; and
- **Disruptive**, given vehicles are likely to be arriving and departing the site in the early morning and evening.

Construction traffic noise impacts and vibration generated by such vehicles would make it almost impossible for residents to have any form of reasonable respite, in breach of both the **NSW EPA Interim Construction Noise Guideline (ICNG)** and basic planning principles of residential amenity, and further exacerbating the anticipated disruptive construction noise impacts.

4. Alternative access via Young Street

Young Street, which runs parallel to Morehead Street, as identified in the Traffic Impact Assessment for the site, is a significantly wider and more suitable road for construction traffic. It has **no direct residential frontage** and would therefore represent a far less disruptive access point for heavy vehicles and construction workers.

Redirecting construction traffic to Young Street would materially reduce the impact on residents, improve safety, and be more effective for traffic management.

5. Request for reconsideration

Given the above concerns, I respectfully request that City of Sydney:

1. Reconsider approval of the current construction access arrangements and restrict any use of Morehead Street to ensure the safety of residents on the street and minimise further disruptions;
2. Require that any construction traffic be directed via **Young Street** rather than Morehead Street; and
3. Impose appropriate **noise, vibration, and access conditions** to protect the health, safety, and wellbeing of surrounding residents in accordance with NSW EPA Interim Construction Noise Guideline (ICNG) and other planning regulations and considerations. Also to put in place mechanisms and contingencies to ensure noise levels are monitored and residents can raise any complaints and have them addressed effectively.

The current construction noise impact assessment and potential use of Morehead Street for construction access as part of the current proposal are incredibly concerning and would appear to be **unreasonably disruptive, unsafe, and not properly considered or mitigated**.

We request that the assessment of D/2025/944 ensure full compliance with the City of Sydney's *Construction Site Noise Guidelines*, the *NSW EPA Interim Construction Noise Guideline (ICNG)*, and relevant DCP provisions relating to amenity and access. In particular, the site's proximity to residential dwellings and expected exceedances of up to 14 dB warrants stricter noise controls even than under the *ICNG*, as well as the exclusion of Morehead Street from any approved construction access route.

Thank you for your consideration of this submission. If required, I would be open to discussing these concerns further or to provide any additional information that may assist your assessment.

Yours faithfully,

Callum Bland

Resident, Kensington Mews