

Attachment D

Submissions

From: <[REDACTED]>
Sent on: Monday, January 29, 2024 8:38:59 AM
To: dasubmissions@cityofsydney.nsw.gov [REDACTED]
CC: alexander rosenwax <[REDACTED]>
Subject: Submission - D/2024/10 - 36 Selwyn Street PADDINGTON NSW 2021 - Attention Emily Cartwright

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Da d/2024/10

I am in favour of a studio being built at 36 Selwyn st. I live at 42 Selwyn st Paddington.
There are several changes that are required.

1. The windows on the western side are required to be screened or opaque in such a manner so that when opened or closed they do not allow viewing into the bedrooms on the eastern side of Selwyn St. This is required under basic protection of visual privacy for residents getting changed in their bedrooms. This has been the case for all studios built on the street since 32 and 34 Selwyn st had balconies approved on the studios on their western side severely affecting privacy. All newer studios including 38, 40, 42, 48 and 50 Selwyn st had this requirement for da approval and must be adhered to.
2. The length of the studio appears longer than any other studio and does not leave adequate open space on the site or appropriate floor space ratio. The length of the studio should be a maximum length of 7.5 - 8 meters to align with the enclosed area of all other studios nearby in the street.
3. The height appears to be higher than any other studio and if so is required to be reduced to align with all the other studios
4. The kitchen and separate entrance make the site a dual occupancy. This can only be approved by the council if it fits with the councils zoning and approval laws. If not then they are required to be deleted.

Regards

Alex Rosenwax

Bird & Exotics Veterinarian

995 Bourke St

Waterloo Sydney 2017

The all bird, reptile small exotics mammal
and fish vets

From: Emily Cartwright <ECartwright@cityofsydney.nsw.gov.au> on behalf of Emily Cartwright
<ECartwright@cityofsydney.nsw.gov.au> <Emily Cartwright
<ECartwright@cityofsydney.nsw.gov.au>
Sent on: Monday, January 29, 2024 11:57:28 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: DA application D/2024/10 at 36 Selwyn St Paddington
Attachments: Objections_D_2024_10.pdf (126.4 KB)

Hi,

Submission for processing please

Thanks,
Emily

Emily Cartwright
Planner
Planning Assessments



Telephone: [+612 9246 7720](tel:+61292467720)
cityofsydney.nsw.gov.au



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

From: Barry Nielsen <[redacted]>
Sent: Monday, January 29, 2024 11:54 AM
To: Emily Cartwright <ECartwright@cityofsydney.nsw.gov.au>
Subject: Re: DA application D/2024/10 at 36 Selwyn St Paddington

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 Emily

As mentioned, I was not able to make the links work to submit the usual way, so please add this attachment to any other comments or objections. Privacy is not a concern.

Just let me know you did receive it.

Many thanks
Barry Nielsen

Dr Barry Nielsen
38 Selwyn Street
Paddington
NSW 2021

Ms Emily Cartwright
City of Sydney
Town Hall House
456 Kent Street
Sydney
NSW 2000

29th January 2024

Dear Ms Cartwright

Subject: Development Proposal D/2024/10 at 36 Selwyn Street Paddington NSW 2021

I am writing regarding the development proposal noted above. It is good to see investment in the property and I have no objection *in general* to adding the garage and studio. However, I do have objections and concerns about the *specific* proposal and would also like to flag some additional issues related to the project.

The proposed studio/garage has 3 levels. This raises the following concerns:

1. I was not aware there was encouragement to construct complete dwellings on these properties, I would have thought Paddington already had sufficient population density. The purpose of studios over garages is surely to provide office space, guest accommodation or teenager room, not a separate household.
2. It seems a gross overdevelopment in comparison to neighbouring developments. Most studio/garages in the area are more modest 2 level buildings. It is longer than any other similar structure (No. 34 is the same length but that extra length is a veranda), and enormously higher. It is completely out of character with its surrounds. This can clearly be seen in the images included at the end of this letter showing that most houses from at least number 18 Selwyn down to 48 Selwyn have 2 level garages (see figures 1 and 2).
3. Whilst care has been taken in the application to avoid windows on the 1st level overlooking gardens at #34 and #38 Selwyn, the massive window on the “mezzanine” level provides an invasive view into the upper floors of many neighbouring homes. These rooms are generally bedrooms. This is a substantial invasion of privacy. I note that a stated benefit of the mezzanine is provision of light and ventilation. This can readily be provided by opening skylights and simple mechanical ventilation of the kitchen and bathroom. A large west-facing window will just turn this upper floor into a hothouse. It would surely be better for any windows in this development to look

towards Iris St. if a window is considered necessary. The view there would include foliage and the view of dark, little-used balconies, and would not suffer the western sun.

4. The drawings suggest there would be foliage screening from the large blue spruce tree. This is misleading. This tree is very old, planted in the 1920's by the grandmother of the previous owner, and looks very poor and sparse. It has looked this way for some years now (I have lived here 25 years, so have seen the decline) and I suspect it is diseased. I would support, and indeed recommend, its removal as it contains a lot of dead wood and I have been concerned about large pieces falling off. I have had pruning performed at my own expense, just to be confident it wouldn't occur.

The plan also suggests the frangipani and the *Celtis sinensis* would be removed, further removing any hope of foliage screening. Perhaps the frangipani could be relocated up the garden?

5. The ground plan shows that the building will follow the property survey line and leaves a curious, redundant sliver of land between building and fence. It also clearly demonstrates the fence is on my land. I have only tolerated this because of the magnificent wisteria planted on the fence line (at the same time as the spruce). This provides significant summer shade in my property (unless it has been inexpertly hacked back!) The landscape plan shows its removal, and if this is the case, I will demand relocation of the fence line.

I would propose that the plans be altered to a 2 level development in keeping with most of the neighbouring properties and that any inward facing windows above ground level be screened to prevent loss of privacy for neighbours. Roof windows and skylights can provide ample ventilation and light to occupiers of the studio.

Please feel free to contact me with questions and feedback.

Yours sincerely

Barry Nielsen 



From: Chris Mendes [REDACTED] > on behalf of Chris Mendes [REDACTED] <Chris Mendes [REDACTED]>
Sent on: Saturday, January 20, 2024 11:01:30 AM
To: dasubmissions@cityofsydney.nsw.gov.au [REDACTED]
Subject: Submission - D/2024/10 - 36 Selwyn Street PADDINGTON NSW 2021 - Attention Emily Cartwright
Attachments: Response to DA for 36 Selwyn.pdf (5.47 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.

Dear Ms Cartwright

Please find attached a comment on the development proposal D/2024/10 - 36 Selwyn Street Paddington.

Regards

Chris

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Chris Mendes
[REDACTED]

Mr Chris Mendes
32 Selwyn Street
Paddington
NSW 2021

Mr Bill MacKay
Manager Planning Assessments
City of Sydney
Town Hall House
456 Kent Street
Sydney
NSW 2000

20th January 2024

Dear Mr MacKay

Subject: Development Proposal D/2024/10 at 36 Selwyn Street Paddington NSW 2021

I am writing regarding the development proposal noted above. It is good to see investment in the property and we have no objection *in general* to adding the garage and studio. However, we do have objections to the *specific* proposal and would request amendments be made to the proposal to accommodate our issues.

The proposed studio/garage has 3 levels. This raises the following concerns:

1. It is not in keeping with the majority of neighbouring developments. Most studio/garages in the area are more modest 2 level buildings.
This can clearly be seen in the images included at the end of this letter showing that most houses from at least number 18 Selwyn down to 48 Selwyn have 2 level garages (see figures 1 and 2).
The floorplate of our studio (#32) has been sufficient for us to provide an independent living arrangement for our children over the years including kitchenette and bathroom.
People have lived in these studios, sometimes for many years at a stretch, without any need of a further level.
2. Whilst care has been taken in the application to avoid windows on the 1st level overlooking gardens at #34 and #38 Selwyn, the massive window on the "mezzanine" level provides an invasive view into the upper floors of many neighbouring homes. These rooms are generally bedrooms. This is a substantial invasion of privacy. I have included an annotated excerpt from the plans submitted below for your reference in figure 3.
I note that a stated benefit of the mezzanine is provision of light and ventilation.

This can readily be provided by opening skylights and simple mechanical ventilation of the kitchen and bathroom.

I would propose that the plans be altered to a 2 level development in keeping with most of the neighbouring properties and that any inward facing windows above ground level be screened to prevent loss of privacy for neighbours. Roof windows and skylights can provide ample ventilation and light to occupiers of the studio.

Please feel free to contact me with questions and feedback.

Yours sincerely

A solid grey rectangular box used to redact the signature of Chris Mendes.

Chris Mendes

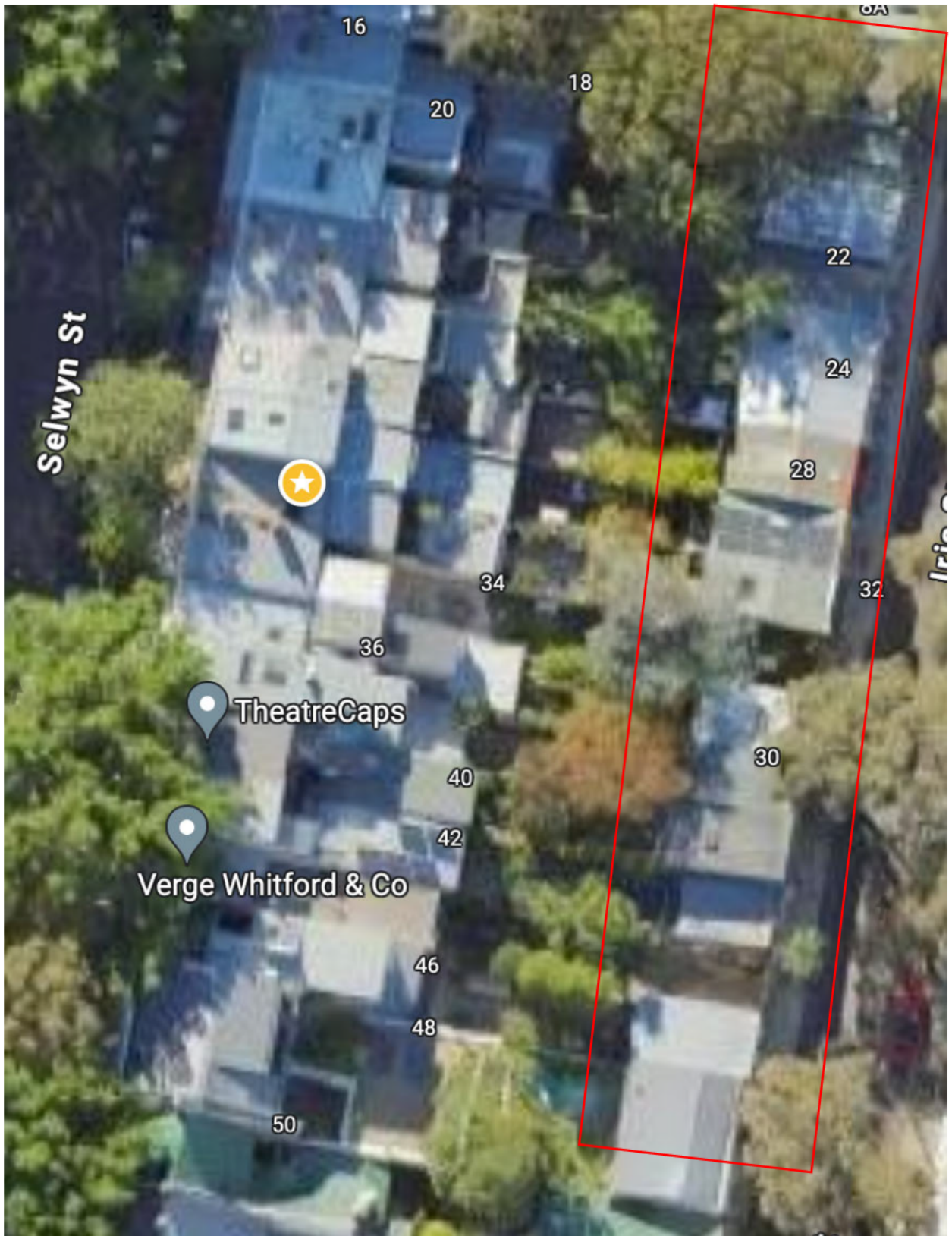


Figure 1: Satellite Image from Google Maps



Figure 2: Photograph taken facing East-North-East showing Garage/Studios

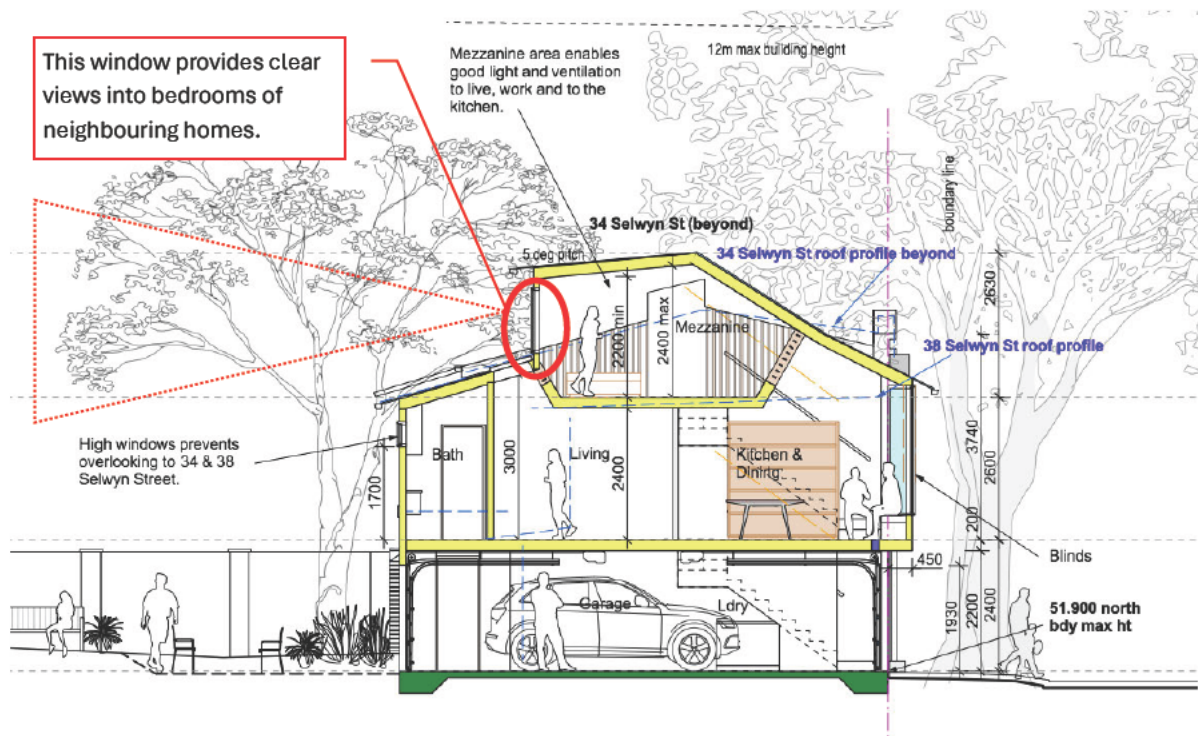


Figure 3: section view of the proposed development

From: [REDACTED]

Sent on: Wednesday, January 31, 2024 4:41:26 PM

To: City of Sydney

Subject: Submission in relation to DA : D/2024/10. 36 Selwyn Street, Paddington closing date for submissions 31 January 2024.

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.

Regarding DA Notification: D/2024/10, 36 Selwyn Street PADDINGTON NSW 2021

Dear Ms Cartwright,

I refer to the above development application.

I ask that all personal information or any information which would identify me be withheld.

I make the following comments and objections in relation to this application.

1. This application appears to be, in effect, an application to subdivide the lot known as 36 Selwyn Street, Paddington. On this ground alone the application in its current form should be rejected. No effective subdivision of lots facing Selwyn Street and backing onto Iris Street so as to provide for two dwellings on the same lot has previously been approved to my knowledge. Approval of this application would set a precedent which will almost certainly lead to proliferation of requests for modification of existing structures to allow this type of development. Iris Street and Josephson Street would be particularly vulnerable to this, via new constructions, or remodelling of existing studio/garages. Increased density will lead to further degradation of the amenity of people living in homes in Iris Street, and in this neighbourhood generally.

2. The lot size of 36 Selwyn Street and the size of adjacent lots facing Selwyn Street on its eastern side should be compared with the lots on the eastern side of Iris Street. Uniformly, the houses on the eastern side of Iris Street sit on extremely short lots. They have virtually no back yards. The balconies of the Iris Street houses are very useful as a small additional area of outside space. The upper level of these two story houses is typically used for bedrooms. Any building opposite the front of these houses detracts from the amenity of these spaces, particularly given the comparative narrowness of Iris Street. Allowing what is in effect a three story building to face onto and look down on houses in Iris Street would be unprecedented. It would seriously comprise the amenity of at least five dwellings opposite the proposed building.

3. This part of Paddington is already extremely closely settled. It has suffered massive loss of green space (including the loss of many mature trees). This is the direct result of a number of approvals given for structures, typically described as studio/garages, to be built at the rear of Selwyn Street houses backing onto Iris Street from around 1990 onward - please refer to aerial photos of this area prior to 1990. These studios are not approved as dwellings, but are intended for use as office or other working spaces. Accordingly, in theory the impact of the use of existing studio spaces on nearby dwellings is limited to working hours, and they are certainly not intended for 24 hour occupation. Their proliferation and use has nonetheless had considerable negative impact on the environment of Iris Street - increased noise, increased movement of vehicles, loss of privacy and loss of sun, to describe only a few poor outcomes. The approval of actual dwellings on these sites would only exacerbate these problems. There is no good outcome for the occupants of the immediate area that I can imagine.

4. The loss of green space and the proliferation of additional structures, often with attendant paving, has undoubtedly made this area hotter and, I suspect, is negatively affecting storm water run-off, which in my experience has markedly increased over the years. Council should not encourage the addition of more dwellings in an area which is already densely populated and where much infrastructure is aged and already suboptimal (for example, the very old sewage system).

5. In relation to design issues, and not resiling from the point that no dwelling of whatever height should be approved on this site, the proposed new facade facing onto Iris Street, including the proposed new window, departs substantially in design and height from the existing facades of other adjacent properties. It is ironic that the facades of the Iris Street houses which face the proposed structure cannot be altered without adhering to strict heritage values.

6. Should Council be disposed to approve, as an alternative, a studio/garage on this plot, I would strongly urge the imposition of some type of design sympathetic with those studio/garages immediately adjacent. In particular, and very importantly, the roof should be no higher than the roofs (not including decorative parapets) of immediately adjacent properties, that is, the structures at the rears of numbers 38 and 34 Selwyn Street, and windows should be of a similar size and placement.

Should you wish to discuss any of the above with me, I can be contacted on [REDACTED]

Sent from my iPad

From: Will Mrongovius
Sent on: Thursday, February 1, 2024 2:11:45 PM
To: DA Submissions City of Sydney
Subject: DA 2024/10 36 Selwyn St Paddington

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.

Paddington-Darlinghurst Community Group (covering parking permit area 15)

Convenor Will Mrongovius, [41 Selwyn St. Paddington](#), mob [REDACTED]

email [REDACTED]

Thursday 1 February 2024

To DA Submissions , City of Sydney

Attention - Emily Cartwright

Re: DA 2024/10 36 Selwyn St Paddington

Alterations and additions to residential development including secondary dwelling and garage

Our members have reviewed the Application and ask that the following issues are addressed when assessing this DA.

Our members support the building of a garage/studio on this site but we do not support the application for a separate dwelling, especially one of this size, height and bulk.

36 Selwyn Street is located in the Paddington/Centennial Park locality. Principle 2.9.2 (h) requires applications to design studios/garages on one-sided streets such as Iris Street (rear facing Selwyn Street) and Josephine Street (rear facing Moore Park Road) to be of high quality and feature simple pitched roof forms. Windows that overlook the street and pedestrian entries alongside vehicle doors are encouraged

The application does not satisfy this requirement

In particular we note;

1. Height

Although the Mezzanine level is below 12 m it is very obtrusive and disruptive in a streetscape of 2 storey Garages/studios along Iris Street.

We believe it is subject to Map 023 Building Street Frontage height of 2 Storeys.

In the Applicants Statement of Environmental Effects (SEE) in Section 4.1.6.2 the Applicant states "A two storey structure to the rear lane is appropriate to the existing pattern of Iris St"

But they are proposing a 3 storey structure which is very disruptive to the existing streetscape- see Figure 6 in the SEE

Note- the row of houses opposite in Iris St - numbers 3 to 49 are all two story terraces- except for Number 43 where South Sydney council approved an attic conversion under the flat roof. This has disrupted the roof line for the entire row- see photo below. It is not a precedent but an example of what NOT to do.



This must NOT be repeated on the Selwyn st rear side of Iris st- please do not approve the Mezzanine or 3rd storey at Number 36

2. Scale

Drawing DA22 clearly demonstrates the additional depth of the dwelling compared to the neighbours on either side- We do NOT support the additional bulk which is exacerbated by the addition of the Mezzanine level.

This area is already densely populated- the sites in Selwyn St may be long but they are very narrow - the rear building line of existing garages/studios should be respected

3. Overlooking/Privacy aspects

(a) WE believe there is a requirement to install fixed, upward-facing louvres on all rear windows.

(b) The Mezzanine level appears to compromise the privacy and solar access of neighbours. - the applicant states that on the first floor "high windows prevent overlooking to 34 and 38 Selwyn St"- then proposes windows on the proposed higher mezzanine level which look directly into the rear living spaces of neighbours on either side.

4. Bay Window.

We note that the Schedule requirements are as follows;

(2) Balconies and bay windows (a) Balconies and bay windows may project beyond the alignment of a road/footpath if the projection extends not more than 450mm over the road/footpath alignment, comprises not more than 50% of any road frontage of the building at any level, is at least 3.2m above the footpath and at least 800mm from the face of the kerb, and does not result in adverse impacts on the amenity of an adjoining property

We are not sure that the proposed central bay window complies .It appears to be only 2.2m above the footpath and together with the planter box area appears to comprise more than 50% of the road frontage. - the dimensions need to be clarified

5. Overshadowing

The applicant states that "Proposed 36 Selwyn St has minor overshadowing onto 38 Selwyn st roof skylight which is already overshadowed by existing tree"

The existing tree is very old and we suspect it has an uncertain future

Perhaps an arborist report is needed to show that large tree in the property to the west can be saved (the applicant's ir overshadowing argument to 38 Selwyn skylight depends on this)- the proposed new construction is very close to this tree

Summary

We believe that this DA as presented is an overdevelopment and should not be approved.

Our members reconfirm our support for the building of a garage/studio on this site but we do not support the application for a separate dwelling, especially one of this size, height and bulk.

To respect the streetscape of the area and to lessen the amenity impacts on neighbours changes are required to the height and bulk of the development before any approval is considered.

regards will

Australia - Re-settling Boat people since 1788.