

# **Attachment C**

**Submissions**

**From:** Bruno Quintal <[REDACTED]> on behalf of Bruno Quintal

<[REDACTED]> <Bruno Quintal <[REDACTED]>

**Sent on:** Tuesday, December 5, 2023 9:17:48 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

Hi There,

I have made a previous submission and although my concern is about keeping the area to low-medium density; my main concern is the building next door to 74 MacDonald Street and 7 Metters Street.

I do not support the revised plans and I would like to see MacDonald Street and Metters Street maintain the same height restrictions as previously approved. This is the 5 levels with level 6&7 set back. This is to keep the aesthetics of those streets consistent and not create a towering effect over the community village in front of these apartments. This also is in keeping with what was promised to hundreds of owners who bought in the buildings next door; knowing what the proposal was for the build next door. To change that now; is simply unjust for those who paid high prices for the area on what was sold to them.

In regard to the rear of that development alongside Coulson Street and Hadfield street; that should remain as 8 levels in total in alignment with the neighbouring buildings.

Thanks

Bruno

Sent from my iPhone

**From:** Barbi Fraser <bfraser@cityofsydney.nsw. [REDACTED]> on behalf of Planning Systems Admin  
<planningsystemsadmin@cityofsydney.nsw. [REDACTED]> <Planning Systems Admin  
<planningsystemsadmin@cityofsydney.nsw. [REDACTED]>

**Sent on:** Thursday, December 14, 2023 2:37:41 PM

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

**Subject:** FW: Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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**From:** Nicola McAlpine < [REDACTED]>

**Sent:** Thursday, December 14, 2023 12:25 PM

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

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symons

Thank you for the chance to respond to the above mentioned planning application at 155 Mitchell Road, Erskineville, NSW 2043.

As an owner in 74 MacDonald St, that will be directly overlooked by the new development in Block E, I would like to register my second objection to the proposed changes to the approved Plans. In particular, i would like to object to the wall height increase listed as D/2015/966/G revisions for the following reasons:

- 
- The visual impact from the increase in the wall from 5 floors to 7 floors will negatively impact the residents of CASA I & CASA II directly obstructing light and open sky.
- Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.
- This will result in the loss of enjoyment of the existing building and amenity for residents of 74 MacDonald St
- In conclusion, given this significant wall height increase was not included in the original planning application, it may be deemed unnecessary and unjustified as an amendment to the approved plans

I thank you for your consideration in these matters and will await the decision of the Council on the proposed changes to the application.

Best regards

**Nicola McAlpine**

709/74 MacDonald St,  
Erskineville, NSW 2043

**From:** Adam Giles <[REDACTED]> on behalf of Adam Giles <[REDACTED]> <Adam Giles <[REDACTED]>>

**Sent on:** Friday, December 1, 2023 12:16:13 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au <[REDACTED]>

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

Good afternoon Jessica,

I am writing to express my strong objection to **D/2015/966/G** - the proposed increase in building height.

While I understand the need for urban development, it is crucial to consider the impact such changes may have on the community's character, well-being, and the environment.

**Structural Integrity Concerns:** Given the presence of buildings in the area with structural defects, approving further height construction raises serious concerns about the potential for another catastrophic event akin to 'Mascot Towers.' This would not only jeopardize the safety of residents but also reflect poorly on The City of Sydney planning and its duty of care to the people of NSW.

**Community Aesthetic:** The proposed increase in building height does not align with the community and village aesthetic of Erskineville. Our neighbourhood has a unique charm that stems from lower-rise structures, and a deviation from this established character may lead to a loss of the distinctive identity that residents value.

**Sunlight and Mental Health:** The additional height will inevitably result in reduced sunlight for the surrounding streets, impacting the overall well-being of residents. Sunlight plays a crucial role in mental health, and the proposed development could adversely affect the daily lives of those in the vicinity, particularly in the afternoons.

**Impact on the proposed McPherson Park:** McPherson Park, the proposed vital green space in our community, stands to be negatively affected by the increased building height. The reduced sunlight reaching the park could hinder the growth of vegetation and impact the overall environmental balance, thereby diminishing the park's quality and utility. The recent discovery of frogs within these Erskineville surrounds could be impacted, which would also be a public relations disaster for City of Sydney.

**Environmental Concerns:** Prioritizing greenspace over building heights is essential for maintaining a sustainable and environmentally friendly community. The proposed increase contradicts this principle and may have lasting consequences on the local ecosystem.

**Parking and Social Impact:** The existing limitation in parking spaces poses a challenge to our community's social dynamics. With the addition of more apartments, the strain on parking availability will only intensify, potentially leading to increased congestion and inconvenience for residents.

**In light of these concerns, I strongly urge the City of Sydney to prioritize community safety, aesthetic, mental health, environmental impact and greenspace over building heights and to reject any further requests to increase the height of buildings in our community.**

Preserving our neighbourhood's unique character, safeguarding the well-being of residents, and ensuring the environmental sustainability of our green spaces should take precedence in planning decisions.

Thank you for considering the voices and concerns of the community members. I trust that the City, Council and Planning Departments will act responsibly and in the best interest of all residents.

Sincerely,

**Adam Giles** (he/him/his)

**Senior Partner, Diversity and Inclusion**

Employee Experience, Capability and Inclusion | Department of Planning and Environment



**From:** Alan Maurice <[REDACTED]> on behalf of Alan Maurice <[REDACTED]> <Alan Maurice <[REDACTED]>

**Sent on:** Tuesday, December 5, 2023 10:09:24 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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

my partner and I live in 5 Hadfields Street Erskineville and and I am on the building body corporate as well.

We object strongly to the this application request to increase the levels from 7 to 8 as well as the effects of top level on 8 to cover the rooftop equipment. Apart from aesthetics to the area and the negative effects to property values, there are shade impact cause by this.

We appreciate if you consider rejecting this request. The Facebook Erskineville 2043 is full of local discussion to this matter

Kind regards  
Alan and David

--

Alan J Maurice

Making my World a better place for all

**From:** [REDACTED] <[REDACTED]> on behalf of [REDACTED]  
<[REDACTED]> <Alex Ozerov <[REDACTED]>

**Sent on:** Wednesday, December 13, 2023 12:33:38 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

I write regarding DA D/2015/966/G.

I am an owner-occupier at the 'Casa II' building (74 Macdonald Street, Erskineville), located directly adjacent to 'Block E' - the subject of this development application.

I strongly object to this development application for the following reasons:

1. Unjustified increase in building height and bulk, inconsistent with the approved concept plan. Reading the submission, it is not immediately clear why these changes are justified given the negative impacts that will result on neighbours and public spaces, leading me to conclude the modification was requested because either a) The new developer that took over the site recently from Greenland Golden Horse, Coronation Property, wants to change the approved plan to facilitate a cheaper build; b) Wants to fit in more apartments in by increasing the height of the development, or c) Combination of (a) and (b). Any of these situations are not an outcome that will be beneficial for the community.

2. The DA submission claims that the additional increase in height of the development will not create negative amenity impacts to neighbours. This is false - a sentiment which is shared by many of my neighbours, including the strata committee, at 74 MacDonald Street, Erskineville.

The increase in building height will negatively impact the amount of sunlight that residents at 74 MacDonald Street receive, and increase shadowing. We are already located in very close proximity to a number of multi-story buildings in the precinct and receive limited sunlight during the day - particularly residents located on lower-floor levels. Under the current approved development, 'Block E' was meant to be the same height as 74 MacDonald Street, whereas under the proposed development application, 'Block E' would exceed the height of our building. This will negatively impact our access to a) Sky views, b) Access to sunlight, and c) Potentially result in an increase in mold, as the building will now receive less sunlight.

3. Finally, the additional increase in building height will also result in negative amenity impacts to the public. The proposal will add further unnecessary bulk and negatively impact public amenity and the character of the neighborhood. This is already a very high density development in the area, with hundreds of apartments built or being built in very close proximity to each other. As the development application noted, this will increase shadowing and reduce the amount of sunlight that the single public park in the area (McPherson Park) will receive, which is meant to be the one green space available for thousands residents to enjoy in what will be a highly-densely populated precinct once complete.

In summary, the development application is a) Unnecessary, b) Will significantly negatively impact my and other neighbours amenity, including access to sunlight, sky views and potentially, health c) Negatively impact public amenity and enjoyment of McPherson Park for thousands of future residents.

Thank you.

Alex Ozerov

Owner-occupier, [REDACTED]  
[REDACTED]





**From:** Amanda klahn <[REDACTED]> on behalf of Amanda klahn

<[REDACTED]> <Amanda klahn <[REDACTED]>

**Sent on:** Wednesday, December 6, 2023 11:26:43 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

I am submitting my objection to the proposed modification of Block E. The area is supposed to be a low rise build area and this feels like a slippery slope to start increasing the height of buildings. The height will significantly impact the outlook of apartments on Hadfields and MacDonald street – all which were built within the 7 storey limit. The construction noise, mess and disruption has been ongoing for years and gone way beyond the anticipated timeframe and for it now to be potentially altered is not acceptable.

Sent from [Mail](#) for Windows

**From:** Amir Samakar <[REDACTED]> on behalf of Amir Samakar <[REDACTED]> <Amir Samakar <[REDACTED]>

**Sent on:** Thursday, December 14, 2023 8:27:47 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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,

Regarding this DA, I have the following objections:

- The heights of the buildings relative to other buildings were set with the original DA. Revision of this magnitude should require a new development rather than a revision, as this is a very substantial increase in occupants, heights, traffic, overshadowing etc.

- the procedure to change the heights, which is a substantial change to building bulk and scale will not receive the same community scrutiny as the original DA. This major change is being pushed through with inadequate documentation - a letter with a site address that few would associate with the actual building in question.

- Pushing the heights up of these buildings (building E) will destroy the bulk and scale modulation around the central park. In the proposed scheme all buildings will be 8 storeys, instead of the substantial modulation in heights originally granted.

- The central park between Kooka and Foundry streets will receive less sunlight, rendering the park less habitable.

- A further increase in the number of apartments will add additional local traffic pressure. There are already issues with high congestion on Mitchell road and surrounding streets. Has a new traffic study been done?

- Apartments were sold based on the approved development application with current heights. Changing the density and heights of these buildings at this stage is inappropriate.

Thanks and regards,  
Amir Samakar

**From:** Andrew Nokes <[REDACTED]> on behalf of Andrew Nokes

<[REDACTED]> <Andrew Nokes <[REDACTED]>

**Sent on:** Friday, December 1, 2023 3:24:44 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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.

Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

Dear Jessica

I am a resident of Sugarcube 1 Metters St in Erskineville. I would like to submit **mystrong objection to D/2015/966/G** - the proposal to increase the height of the wall and buildings in Block E from 5 storeys.

My apartment faces East onto Zenith St. I currently have a view of the sky between the two Casa buildings. Should the proposal be approved, we would lose this view and the sunlight that we currently get in our apartment and on the streets would be reduced.

Increasing the height of the buildings would also not be in keeping with the height of the other buildings in the area and would detract from the aesthetics and appeal of living in this area.

I bought my apartment in this area with an awareness of the proposed development to Block E, noting it would be low rise (max 5 storeys and to include open green space). This was a major part of the appeal of living in this area, and in this particular unit.

Street parking in this area has also been an issue for some time. It is already very difficult for residents and visitors to find a car parking space on the street. Increasing the height of the buildings will only intensify this issue.

I strongly urge the City of Sydney to reject the proposed amendments to the building heights and to consider the needs of existing residents in the neighbourhood.

Regards

**Andrew Nokes** (*he/him/his*)

Associate Director, Capability

**NSW Procurement**

T [REDACTED]

E [REDACTED]



**Treasury**



I acknowledge and pay my respects to the traditional owners and custodians on whose land I walk, work, and live.

Proudly supporting  diversity & inclusion and **TREASURY PRIDE**

**From:** Anna Broinowski <[REDACTED]> on behalf of Anna Broinowski

<[REDACTED]> <Anna Broinowski <[REDACTED]>

**Sent on:** Tuesday, November 21, 2023 8:16:22 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symons

I am a long-term resident of Ashmore Street Erskineville and a member of the Coronation and Greenland Ashmore Estate development Community Liaison Committees.

I am writing to voice my serious and strong objection to the below modification application, submitted by Coronation Property on Nov 1 2023, to 'increase the street wall height to Metters and MacDonald Streets from 5 storeys to 7 storeys, increase the overall height in storeys of the southern building from 7 storeys to 8 storeys and increase the height of roof forms.'

As Erskineville residents we pay a significant and rising annual rate to City of Sydney (COS) to protect the leafy surrounds, heritage buildings, wildlife corridors and sense of community that have long characterised our suburb.

I was one of thousands of residents who participated in initial developer and COS meetings about the Ashmore Street development and we were assured there would be NO CHANGES to building heights after lengthy consultation.

Traffic, amenity and infrastructure provisions for the thousands of new residents already slated for the Ashmore Estate are under serious strain - adding even more residents and their cars is an unconscionable betrayal of the agreement that was reached between developers, COS and the Erskineville community and demonstrates a blatant disregard by Coronation of the good faith negotiations that enabled all parties to arrive at the existing proposal.

I strongly urge City of Sydney to reject this D/2015/966/G application. I will be urging Friends of Erskineville and other concerned COS rate payers to do the same. We may also contact the media.

Enough is enough. The balance between the liveable 'villages' COS promotes and developer greed needs to be kept in check.

Sincerely

**Dr Anna Broinowski**

Ashmore Street

Erskineville

**D/2015/966/G**

Address

155 Mitchell Road ERSKINEVILLE NSW 2043

Applicant

CORONATION PROPERTY CO PTY LTD

Description

Section 4.55(2) modification of concept approval consent relating to Block E (between Metters and MacDonald

Streets), to increase street wall height to Metters and MacDonald Streets from 5 storeys to 7 storeys, increase the overall height in storeys of the southern building from 7 storeys to 8 storeys and increase the height of roof forms. The concept modification is being assessed concurrently with detailed design proposal D/2023/842.

City of Sydney contact

Jessica Symons

Estimated cost

\$636,739,189.00

Lodged date

01/11/2023

Status

Being assessed

Exhibition period

15/11/2023 to 14/12/2023

**From:** Brad Watson <[REDACTED]> on behalf of Brad Watson <[REDACTED]> <Brad Watson <[REDACTED]>

**Sent on:** Saturday, November 18, 2023 3:20:23 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symons,

I am writing with respect to the above DA. I would like to object to the proposed changes to the street wall height and overall height increases that are proposed in the modification.

Increasing the height of the building will have a detrimental impact on the neighbourhood and look out of place with the other buildings that have their heights limited to 5 storeys street wall height and 8 storeys overall.

Thank you & regards,

Brad Watson

Unit 81/20 Eve Street Erskineville NSW 2043

H: [REDACTED]

**From:** Bruno Quintal <[REDACTED]> on behalf of Bruno Quintal

<[REDACTED]> <Bruno Quintal <[REDACTED]>

**Sent on:** Friday, December 1, 2023 10:08:33 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

Hi There,

I'd like to request that the development not exceed the height restriction of 8 storeys which was imposed on neighbouring buildings.

Erskineville is a green area with lots of greenery and what makes it attractive is the medium density compared to areas such as Waterloo and Zetland. We don't want a concrete jungle in Erskineville.

I paid a premium price to buy in Erskineville and I will be very resentful if city of Sydney breaks the rules for this developer and ruins the look and feel of this beautiful community.

Thanks

Bruno Quintal

Sent from my iPhone

**From:** Christopher Medicott <[REDACTED]> on behalf of Christopher Medicott  
<[REDACTED]> <Christopher.Medicott@[REDACTED]>

**Sent on:** Monday, November 20, 2023 8:14:32 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** D/2015/966/G

**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 refer to proposed development application D/2015/966/G.

As a local resident, residing in a nearby building, I wish to provide feedback in relation to two matters.

1. The proposed height changes:

As multiple buildings immediately nearby do not have 8 floors in height, the increased heights would add further shadowing and lack of access to visible skyline for buildings within the centre of the Ashmore Precinct. These late changes are a change to the playing field in terms of a planned development that was agreed when buyers bought into the area. Further, there is a need for the adjacent park to receive sunlight for public amenity, I believe the current building heights are suitably sufficient without additional height being added. Increasing the heights will likely reduce sunlight, particularly in the afternoon from the West. As such, I oppose the proposed increase in height to each of the developments within the remaining precinct.

2. Management of site during construction:

In order to offset inconvenience to residents during construction, by way of increased noise, dust, construction related traffic and heavy vehicles, potential road closures and diversions - I would encourage the developer to explore opportunities to fast track the extension of Macdonald Street through to Mitchell Road, either for foot traffic or vehicle traffic as well.

Thank you for taking the time to review the feedback.



**From:** Clare Robinson <[REDACTED]> on behalf of Clare Robinson <[REDACTED]> <Clare Robinson <[REDACTED]>

**Sent on:** Monday, December 4, 2023 12:50:22 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 want to strongly object the the proposed changes the the DA listed in the subject of this email.

Erskineville is a precious community that boasts low rise buildings and open spaces. Increasing the height of the building changes that substantially.

It is of no benefit to the community - only to the developers looking to make more money and negatively impacting our delicate urban environment.

As we have see with the Honeycomb and Sugarcube developments, the developers are willing to cut corners and not hold true to their word. I appreciate that this probably doesn't seem like a big change but it is! High rise buildings block out light, they loom over parks and open spaces.

Please City of Sydney, don't let this one developer break the rules that others have had to follow. Don't let a couple of penthouses for the super rich that make millions for a company that doesn't care about Erskineville and leave all those 1 and 2 bed apartments in the shade.

Thank you for your consideration,

Clare Robinson  
2 Metters Street, Erskineville NSW 2043  
[REDACTED] 5

--

Clare Robinson  
Marketing Professional | Creative Leader | Digital Specialist

[REDACTED]

[ht](#) [REDACTED]

**From:** Cynthia Adey <[REDACTED]> on behalf of Cynthia Adey  
<[REDACTED]> <Cynthia Adey <[REDACTED]>  
**Sent on:** Tuesday, December 12, 2023 4:43:10 PM  
**To:** dasubmissions@cityofsydney.nsw.[REDACTED]  
**Subject:** Submission 155 Mitchell Rd Erskineville D/2015/966/G Attn: Jessica Symons  
**Attachments:** Erskineville Development Application Considerations (1).docx (854.28 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.

Please see attached my objections to the above DA

Thank you

Cynthia Adey  
714/5 Hadfields St  
Erskineville 2043

Erskineville Development Application Considerations

Email any feedback to [dasubmissions@cityofsydney.nsw.gov.au](mailto:dasubmissions@cityofsydney.nsw.gov.au)  
Subject: **Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842**

**The proposed Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842 are objected to in the strongest terms on the basis of:**

- 1. Unjustified additional height and bulk inconsistent with the approved concept plan and LEP heights for the area.**
- 2. Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.**
- 3. Visual amenity impacts resultant from the additional building massing, particularly for residents of 74 Macdonald Street.**
- 4. The loss of amenity and enjoyment of existing residential apartments at 74 Macdonald Street with regard to sky views and building separation.**
- 5. The very large mansard style roof amplifies the bulk of the building and offers unnecessary height and bulk intrusion beyond the height of the approved concept plans.**

**Recommendation:**

**That the Concept Development Application D/2015/966/G be refused and that the Detailed Development Application D/2023/842 be significantly amended to conform to the approved height and envelopes of the already approved concept plans for the subject site.**

**Commentary:**

#### **CONCEPT DA D/2015/966/G**

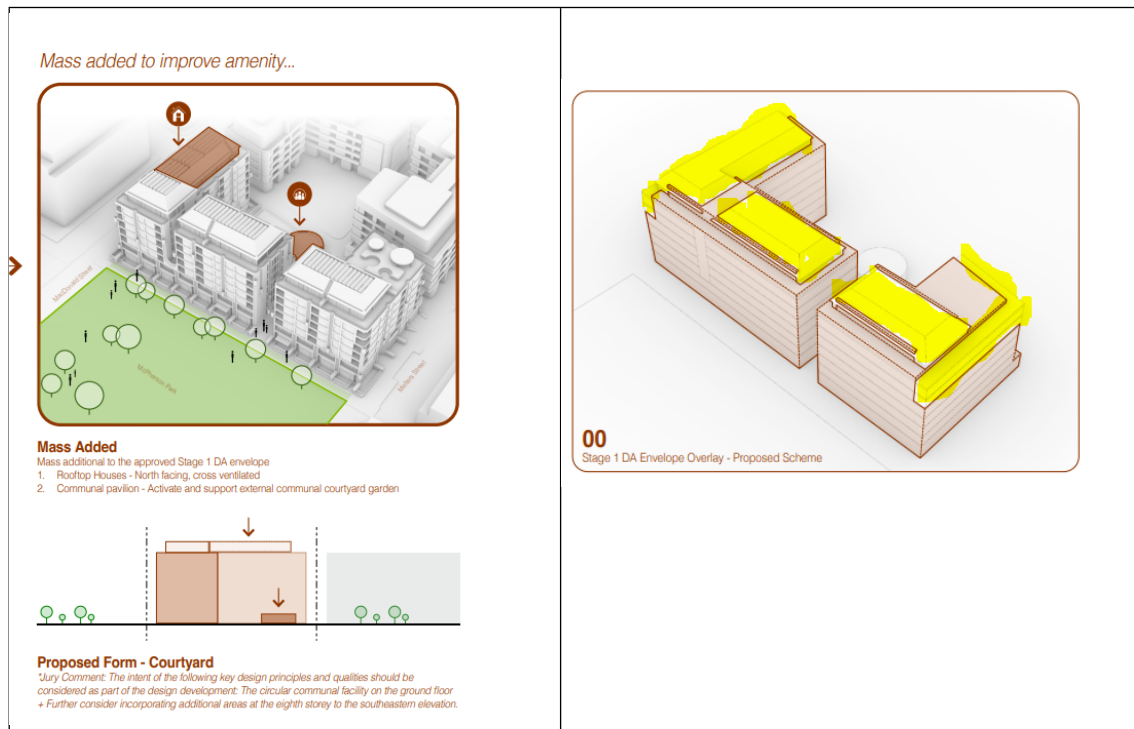
##### **Street wall height increase from 5 to 7 storeys**

- The additional street wall height is an arbitrary application, not considering the scale and grain of the neighbourhood. The predominant scale of Macdonald Street is five storeys, with additional height set back from the street wall.
- The application reports have no consideration of the street wall height and rhythm of Macdonald Street. The context of the neighbourhood is completely ignored.
- There are overshadowing impacts increased in the morning to the west and afternoon to the east, including additional overshadowing of the proposed McPherson Park.
- The density of the neighbourhood means enjoyment of public space, including streets and parks, is critical. Additional impacts to amenity because of increased bulk must be considered in this context.
- The Statement of Environmental Effects simply lists impacts, and does not justify them appropriately.

##### **Overall height increase to 8 storeys**

- The additional height is not consistent with the original intent of the neighbourhood.
- The additional height is inconsistent with the scale of surrounding buildings.
- Application of 8 storeys around the proposed McPherson Park was intended to be limited. This application extends that height substantially along Macdonald Street away from the park.
- The concept drawings do not show an analysis of the broader neighbourhood, only the area around the proposed park. This seeks to minimise the effect of the increase in height by not showing the scale of surrounding built form.
- The design report for the increase in height arbitrarily summarises that the additional mass 'adds amenity'. This is an incorrect statement and ignores the planned and existing amenity of residents at 74 Macdonald Street – notably access to sky, light and an understanding of building separation as per the approved concept plan. The statement that the additional mass 'adds amenity' is wrong. The City of Sydney should not be swayed by simplistic urban arguments that do not pay attention to existing approvals or to the

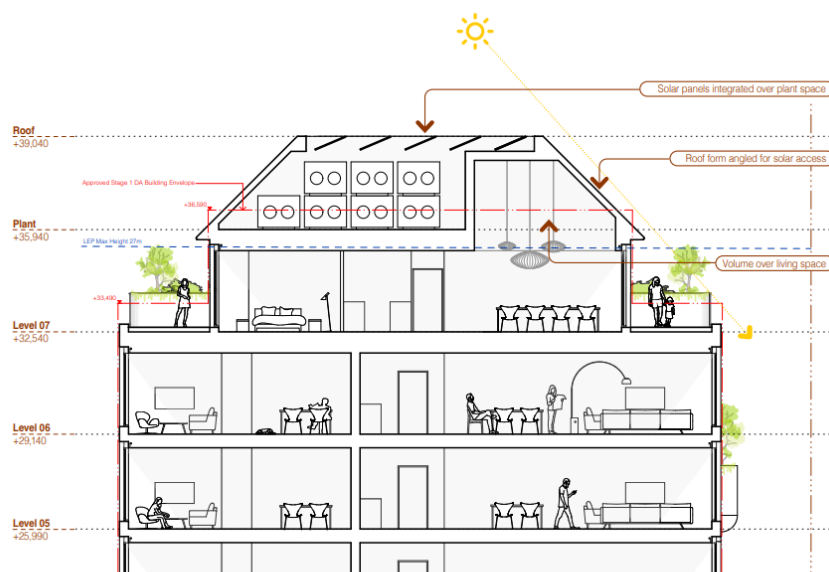
existing and intended pattern of street wall heights and building bulk along Macdonald Street.



## DETAILED DESIGN PROPOSAL D/2023/842

### Concept:

- Question viability of suspended trees, particularly those over communal lanes, with regard to wind, viability of growth, ongoing increase in weight as tree matures, resultant maintenance and appearance. A simpler design approach would be more suitable to the functional aesthetic of Erskineville.
- The scale of roof levels and the obtrusive mansard is inconsistent with the character of Erko. The raked roof is dominating and detracts from the simple character of residential apartment buildings within the locality. A simpler design approach would be more suitable to the functional aesthetic of Erskineville.



- The proposal seeks to preference amenity for its own residents to the detriment of the broader neighbourhood. A more communal consideration of amenity, and applying a less selfish design approach would help to provide a basis for reduced bulk consistent with the approved concept plans.

**Additional height proposed simply to maximise floor space ratio:**

- In trying to maximise FSR on the site, the height provisions have been substantially breached. FSR is an upper limit, and should not be the driver of design outcomes. The character of the neighbourhood has not informed the design response.

**Height adjacent to Casa II:**

- The application proposes two additional storeys adjacent to Casa II in lieu of the intended consistent maximum height of 7 storeys. The plant level is particularly large and bulky and its architectural resolution with use of mansard roof increases the bulk of the building.
- The application is over the LEP height and Stage 1 concept DA approval height.
- Open balconies to two levels at the corner of the building does nothing to diminish the appearance of the bulk.

**Design Excellence Panel:**

- The design excellence panel noted in its awarding of the preferred design that: **“The transition in height to neighbouring blocks should not be compromised”**.
- This aspect of the design recommendations has been completely ignored in the proposed development.

**Macdonald Street wall height:**

- The proposal blatantly ignores the intended street wall conditions for Macdonald Street. The design report makes no serious intent to justify the variation in street wall height or overall height. Simplistic urban arguments are wrong and diminish the certainty of professionalism in the project.

All the below diagrams achieve is to demonstrate that the project is over height. The intended transition in form, through minor balcony treatments, in no way diminishes the bulk of the building. This damages the enjoyment of amenity for residents at 74 Macdonald Street.

# 03



## Principle 2: Built Form and Scale

**Street Wall - MacDonald Street**

It is proposed to vary the Stage 1 DA envelope by prioritising the park frontage building height rather than the secondary streets. The resulting form provides a clear marker to the public park. This approach aligns with the intent of the urban design principle of:

**Transition of Building Heights' in Section 5.5.2 of the DCP:**

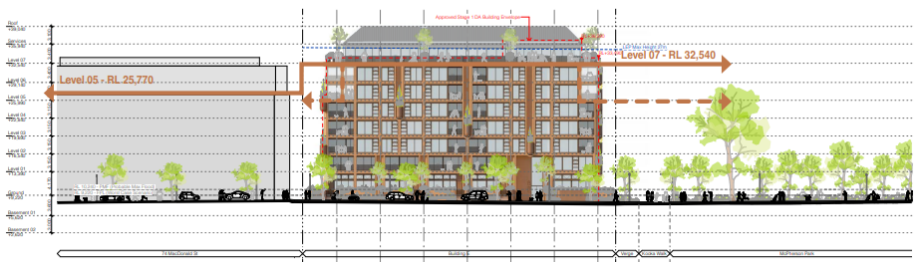
Locate higher buildings surrounding McPherson Park (the main public park).

Along MacDonald Street it can be seen in the adjacent diagram that the Stage 1 DA envelope generally aligned with the adjacent building street wall. It should be noted that the approved Stage 1 DA envelope does not nominate any RL for these side street walls relying only on a number of storeys. As such, it could be viewed that some flexibility exists to vary these street wall heights.

Open corner balconies are proposed to mark the previous secondary street wall heights to further dissolve and feather the upper levels. Views to the sky are increased through these open corner balconies. The open corner balconies align with and emphasise the established street wall to MacDonald Street providing a balance between this lower level and the park frontage.



Ⓐ Elevation - South STG1DA/Competition



Ⓔ Elevation - South Proposed

**Setback to Macdonald Street:**

- 3 metres deep soil at Macdonald Street. Areas of additional planting and reduced hard paved areas would help to shroud the building at ground level whilst still offering resident outdoor amenity.
- Additional planting areas would help to minimise impacts of urban heat and offer localised shade benefits to residents.

**Metters Street wall height:**

- Substantially taller form opposite two storey terrace product. Additional two storeys to the street plus additional occupiable storey and plant level with minor set back.

**From:** Paul Bennell <[REDACTED]> on behalf of Paul Bennell  
<[REDACTED]> <Paul Bennell <[REDACTED]>  
**Sent on:** Thursday, December 14, 2023 9:19:36 AM  
**To:** dasubmissions@cityofsydney.nsw.[REDACTED]  
**Subject:** Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842  
**Attachments:** Erskineville Development Application Considerations.pdf (442.87 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 Team,

Please see attached document outlining concerns regarding Development Application D/2015/966/G and Detailed Development Application D/2023/842.

Your consideration regarding the attached is greatly appreciated.

Cheers,

**Paul Bennell**

Product Owner – Claims Platform – Continuous Delivery

ALUCA Claims Group Deputy Chair | InsurePride Network Co-Chair | TAL Pride Chair

(Preferred pronouns: he, him, his)

If you'd like to know more about why I'm using pronouns in my email signature, click [here](#)

**TAL**

Level 16, 363 George Street, Sydney NSW 2000

| M [REDACTED] | E [REDACTED]

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## Erskineville Development Application Considerations

To whom it may concern,

We are writing as concerned residents of apartment 807/74 MacDonal Street, Erskineville NSW 2043 in relation to the proposed Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842. The proposed DA is objected to in the strongest terms on the basis of:

1. **Unjustified additional height and bulk inconsistent with the approved concept plan and LEP heights for the area.**
2. **Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.**
3. **Visual amenity impacts resultant from the additional building massing, particularly for residents of 74 Macdonald Street.**
4. **The loss of amenity and enjoyment of existing residential apartments at 74 Macdonald Street with regard to sky views and building separation.**
5. **The very large mansard style roof amplifies the bulk of the building and offers unnecessary height and bulk intrusion beyond the height of the approved concept plans.**

### **Recommendation:**

**That the Concept Development Application D/2015/966/G be refused and that the Detailed Development Application D/2023/842 be significantly amended to conform to the approved height and envelopes of the already approved concept plans for the subject site.**

### **Commentary:**

#### **CONCEPT DA D/2015/966/G**

##### **Street wall height increase from 5 to 7 storeys**

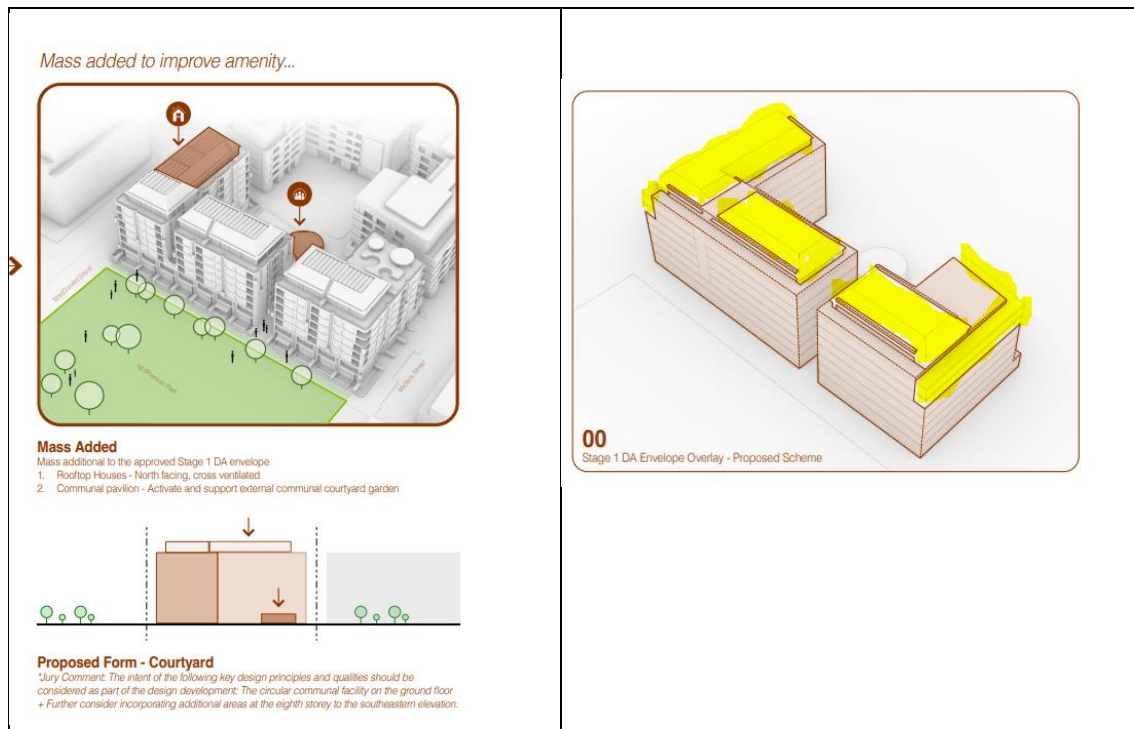
- The additional street wall height is an arbitrary application, not considering the scale and grain of the neighbourhood. The predominant scale of Macdonald Street is five storeys, with additional height set back from the street wall.
- The application reports have no consideration of the street wall height and rhythm of Macdonald Street. The context of the neighbourhood is completely ignored.
- There are overshadowing impacts increased in the morning to the west and afternoon to the east, including additional overshadowing of the proposed McPherson Park.
- The density of the neighbourhood means enjoyment of public space, including streets and parks, is critical. Additional impacts to amenity because of increased bulk must be considered in this context.
- The Statement of Environmental Effects simply lists impacts, and does not justify them appropriately.

##### **Overall height increase to 8 storeys**

- The additional height is not consistent with the original intent of the neighbourhood.
- The additional height is inconsistent with the scale of surrounding buildings.
- Application of 8 storeys around the proposed McPherson Park was intended to be limited. This application extends that height substantially along Macdonald Street away from the park.
- The concept drawings do not show an analysis of the broader neighbourhood, only the area around the proposed park. This seeks to minimise the effect of the increase in height by not showing the scale of surrounding built form.
- The design report for the increase in height arbitrarily summarises that the additional mass 'adds amenity'. This is an incorrect statement and ignores the planned and existing amenity of residents at 74 Macdonald Street – notably access to sky, light and an understanding of building separation as per the approved concept plan. The statement that the additional mass 'adds amenity' is wrong. The City of Sydney should not be swayed by simplistic urban arguments that do not pay attention to existing approvals or to the



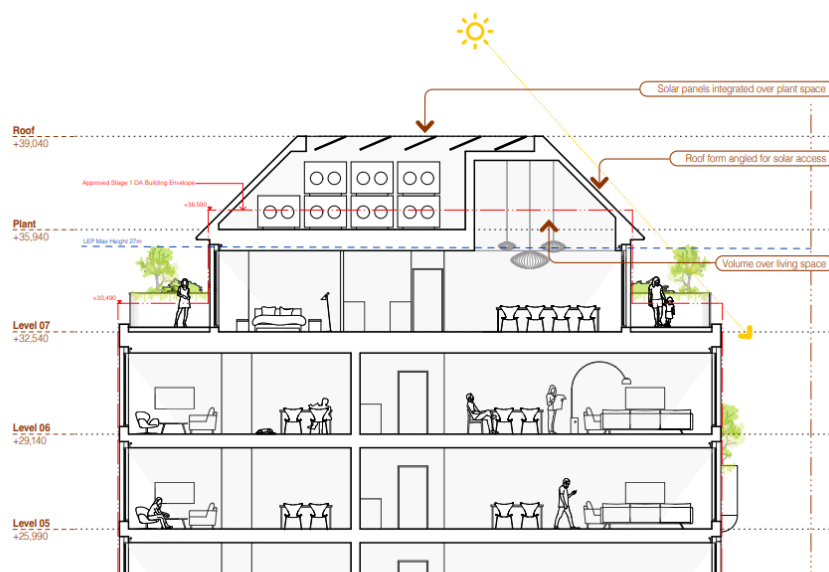
existing and intended pattern of street wall heights and building bulk along Macdonald Street.



## DETAILED DESIGN PROPOSAL D/2023/842

### Concept:

- Question viability of suspended trees, particularly those over communal lanes, with regard to wind, viability of growth, ongoing increase in weight as tree matures, resultant maintenance and appearance. A simpler design approach would be more suitable to the functional aesthetic of Erskineville.
- The scale of roof levels and the obtrusive mansard is inconsistent with the character of Erko. The raked roof is dominating and detracts from the simple character of residential apartment buildings within the locality. A simpler design approach would be more suitable to the functional aesthetic of Erskineville.



**Detail Roof Section**  
 1:100 @ A3

- The proposal seeks to preference amenity for its own residents to the detriment of the broader neighbourhood. A more communal consideration of amenity, and applying a less selfish design approach would help to provide a basis for reduced bulk consistent with the approved concept plans.

**Additional height proposed simply to maximise floor space ratio:**

- In trying to maximise FSR on the site, the height provisions have been substantially breached. FSR is an upper limit, and should not be the driver of design outcomes. The character of the neighbourhood has not informed the design response.

**Height adjacent to Casa II:**

- The application proposes two additional storeys adjacent to Casa II in lieu of the intended consistent maximum height of 7 storeys. The plant level is particularly large and bulky and its architectural resolution with use of mansard roof increases the bulk of the building.
- The application is over the LEP height and Stage 1 concept DA approval height.
- Open balconies to two levels at the corner of the building does nothing to diminish the appearance of the bulk.

**Design Excellence Panel:**

- The design excellence panel noted in its awarding of the preferred design that: **“The transition in height to neighbouring blocks should not be compromised”**.
- This aspect of the design recommendations has been completely ignored in the proposed development.

**Macdonald Street wall height:**

- The proposal blatantly ignores the intended street wall conditions for Macdonald Street. The design report makes no serious intent to justify the variation in street wall height or overall height. Simplistic urban arguments are wrong and diminish the certainty of professionalism in the project.

All the below diagrams achieve is to demonstrate that the project is over height. The intended transition in form, through minor balcony treatments, in no way diminishes the bulk of the building. This damages the enjoyment of amenity for residents at 74 Macdonald Street.

# 03



## Principle 2: Built Form and Scale

**Street Wall - MacDonald Street**

It is proposed to vary the Stage 1 DA envelope by prioritising the park frontage building height rather than the secondary streets. The resulting form provides a clear marker to the public park. This approach aligns with the intent of the urban design principle of:

**Transition of Building Heights' in Section 5.5.2 of the DCP:**

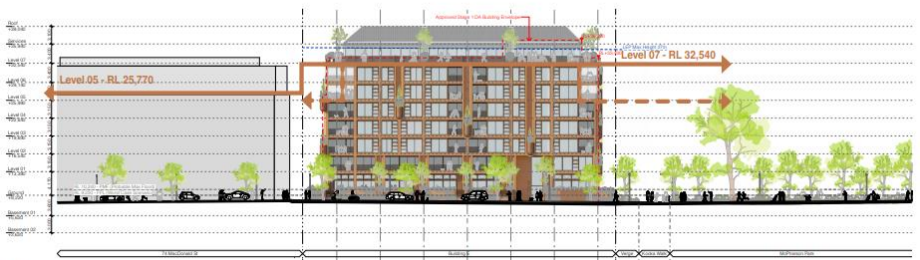
Locate higher buildings surrounding McPherson Park (the main public park).

Along MacDonald Street it can be seen in the adjacent diagram that the Stage 1 DA envelope generally aligned with the adjacent building street wall. It should be noted that the approved Stage 1 DA envelope does not nominate any RL for these side street walls relying only on a number of storeys. As such, it could be viewed that some flexibility exists to vary these street wall heights.

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Ⓐ Elevation - South STG1DA/Competition



Ⓔ Elevation - South Proposed

**Setback to Macdonald Street:**

- 3 metres deep soil at Macdonald Street. Areas of additional planting and reduced hard paved areas would help to shroud the building at ground level whilst still offering resident outdoor amenity.
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**Metters Street wall height:**

- Substantially taller form opposite two storey terrace product. Additional two storeys to the street plus additional occupiable storey and plant level with minor set back.

Your consideration of the above is appreciated.

Yours kindly,

Daniel Barraclough and Paul Bennell  
(Residents: 807/74 MacDonald Street, Erskineville NSW 2043)

**From:** Danny Buttar <[REDACTED]> on behalf of Danny Buttar <[REDACTED]> <Danny Buttar <[REDACTED]>

**Sent on:** Saturday, November 25, 2023 2:12:32 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Proposed Concept Development Application D/2015/966/G

**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.

**Reference:** D/2015/966/G

**Date:** 25th November 2023

**Address:**

Mr D J M Buttar And Mrs V Black  
516/74 MacDonald Street  
ERSKINEVILLE NSW 2043

The proposed Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842 are objected to in the strongest terms on the basis of:

1. Unjustified additional height and bulk inconsistent with the approved concept plan and LEP heights for the area.
2. Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.
3. Visual amenity impacts resultant from the additional building massing, particularly for residents of 74 Macdonald Street.
4. The loss of amenity and enjoyment of existing residential apartments at 74 Macdonald Street with regard to sky views and building separation.
5. The very large mansard-style roof amplifies the bulk of the building and offers unnecessary height and bulk intrusion beyond the height of the approved concept plans.

**Recommendation:**

That the Concept Development Application D/2015/966/G be refused and that the Detailed Development Application D/2023/842 be significantly amended to conform to the approved height and envelopes of the already approved concept plans for the subject site.

**Commentary:**

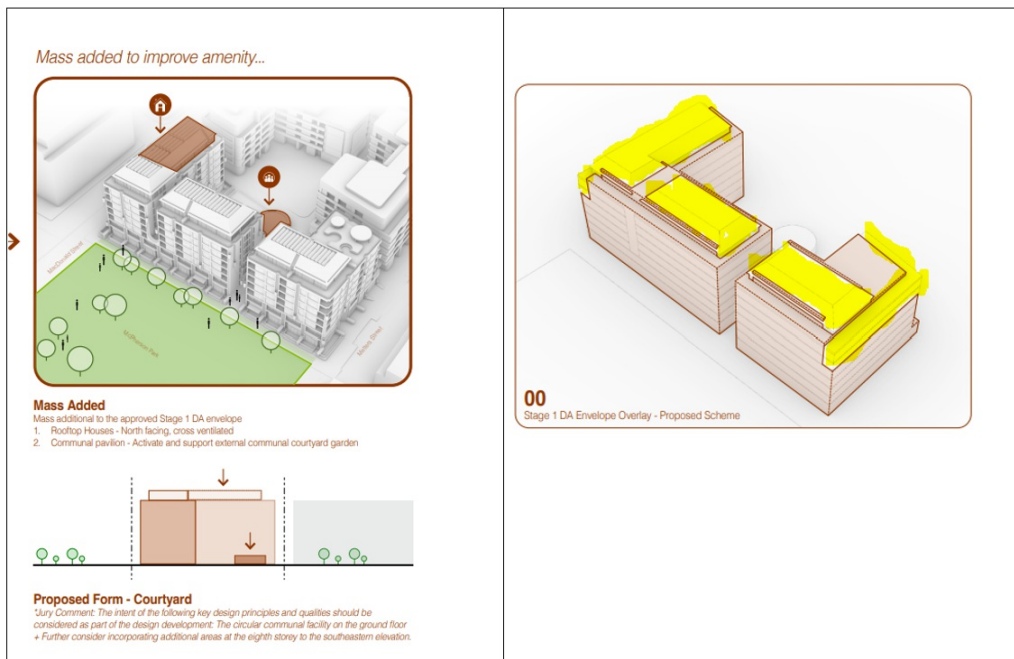
**CONCEPT DA D/2015/966/G**

**Street wall height increase from 5 to 7 storeys**

- The additional street wall height is an arbitrary application, not considering the scale and grain of the neighbourhood. The predominant scale of Macdonald Street is five storeys, with additional height set back from the street wall.
- The application reports have no consideration of the street wall height and rhythm of Macdonald Street. The context of the neighbourhood is completely ignored.
- There are overshadowing impacts increased in the morning to the west and afternoon to the east, including additional overshadowing of the proposed McPherson Park.
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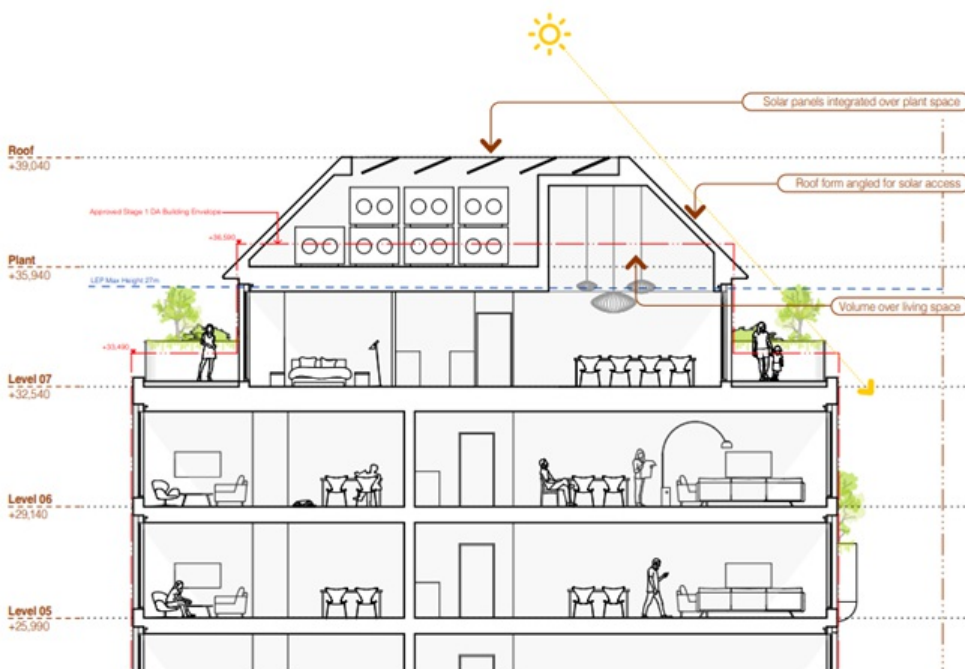
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## DETAILED DESIGN PROPOSAL D/2023/842

### Concept:

- Question viability of suspended trees, particularly those over communal lanes, with regard to wind, viability of growth, ongoing increase in weight as tree matures, resultant maintenance and appearance. A simpler design approach would be more suitable to the functional aesthetic of Erskineville.
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**Detail Roof Section**  
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**Design Excellence Panel:**

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All the below diagrams achieve is to demonstrate that the project is over height. The intended transition in form, through minor balcony treatments, in no way diminishes the bulk of the building. This damages the enjoyment of amenity for residents at 74 Macdonald Street.

**03**



**Principle 2: Built Form and Scale**

**Street Wall - MacDonald Street**

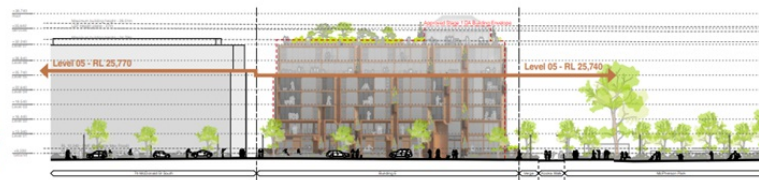
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Locate higher buildings surrounding McPherson Park (the main public park)

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① Elevation - South STG1DA/Competition



② Elevation - South Proposed

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- Additional planting areas would help to minimise impacts of urban heat and offer localised shade benefits to residents.

**Metters Street wall height:**

- Substantially taller form opposite two-storey terrace product. Additional two storeys to the street plus additional occupiable storey and plant level with minor setback.

Kind regards,  
Mr D J M Buttar And Mrs V Black

**From:** Declan Nugent <[REDACTED]> on behalf of Declan Nugent  
<[REDACTED]> <Declan Nugent <[REDACTED]>

**Sent on:** Thursday, December 14, 2023 8:38:52 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

To whom it may concern,

I wish to object to this proposed change.

1. Residents of the current buildings of this development bought in to this with the current proposed plans and as such will object to changes that will have impacts on sunlight and wind in area.
2. Proposed change will impact duration of sunlight on park and limit the enjoyment of this park for public.
3. Increased height may negatively impact wind tunnels in area.
4. Residents of the Case Building behind kooka walk will have increased obstruction of their views and morning sun light. Again impacting what has been expected and planned for by residents and new buyers in to this building.
5. Increased density of apartments leads to a change in person density and traffic to area which will overwhelm mitchell road.

Overall I object to changes from original plans that were the basis for planning to live in this area in recent years.

Many thanks for considering these,

Declan Nugent

**From:** Don Cawthorne <[REDACTED]> on behalf of Don Cawthorne

<[REDACTED]> <Don Cawthorne <[REDACTED]>

**Sent on:** Wednesday, November 29, 2023 3:44:08 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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.

As a resident who lives directly opposite this proposed amendment I wish to object to this application for the following reasons.

- The heights of the buildings relative to other buildings were set with the original DA. Revision of this magnitude should require a new development rather than a revision, as this is a very substantial increase in occupants, heights, traffic, overshadowing etc.
- the procedure to change the heights, which is a substantial change to building bulk and scale will not receive the same community scrutiny as the original DA. This major change is being pushed through with inadequate documentation - a letter with a site address that few would associate with the actual building in question.
- Pushing the heights up of these buildings (building E) will destroy the bulk and scale modulation around the central park. In the proposed scheme all buildings will be 8 storeys, instead of the substantial modulation in heights originally granted.
- The central park between Kooka and Foundry streets will receive less sunlight, rendering the park less habitable.
- The increase in heights will likely result in an increase to wind at ground level, caused by the tall buildings surrounding the park and streets. This channeling and downward wind affect is already apparent in the area. The current proposal will increase this affect as the approved building are finished. A further increase in building height will further exacerbate this issue.
- A further increase in the number of apartments will add additional local traffic pressure. There are already issues with high congestion on Mitchell Road and surrounding streets. Has a new traffic study been done?
- Apartments were sold based on the approved development application with current heights. Changing the density and heights of these buildings at this stage is inappropriate.

Regards

Donald and Lee Cawthorne  
417/153 Mitchell Road  
Erskineville 2043



**From:** Don Cawthorne <[REDACTED]> on behalf of Don Cawthorne

<[REDACTED]> <Don Cawthorne <[REDACTED]>

**Sent on:** Wednesday, November 29, 2023 3:44:08 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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- A further increase in the number of apartments will add additional local traffic pressure. There are already issues with high congestion on Mitchell Road and surrounding streets. Has a new traffic study been done?
- Apartments were sold based on the approved development application with current heights. Changing the density and heights of these buildings at this stage is inappropriate.

Regards

Donald and Lee Cawthorne  
417/153 Mitchell Road  
Erskineville 2043

**From:** Jan Henrik Grünhagen <[REDACTED]> on behalf of Jan Henrik Grünhagen <[REDACTED]> <Jan Henrik Grünhagen <[REDACTED]>

**Sent on:** Wednesday, December 13, 2023 5:04:17 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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.

**Subject: Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842**

We are writing to express our objection against the proposed Development Application D/2015/966/G and against the Detailed Development Application D/2023/842. We are strongly concerned that the development proposals will cause several issues negatively impacting the neighbouring building 74 Macdonald St, Erskineville. In particular, the developments are objected on the basis of:

- Additional height and bulk inconsistent with the approved concept plan and LEP heights for the area
- Detraction from the intended character and amenity of the neighbourhood due to additional height to the street walls
- Loss of sky views for existing residential apartments

The application ignores the context of the neighbourhood, with the additional storeys proposed being inconsistent with the original intent of the neighbourhood. In particular, the additional height is inconsistent with the scale of surrounding buildings. The predominant scale of adjacent buildings is five storeys, with additional height set back from the street wall. The proposed height increases would significantly impact visual amenity and sky views, particularly from our building at 74 Macdonald St. The design report ignores the existing amenity of residents at 74 Macdonald St, particularly related to access to sky, light and an understanding of building separation as per se the approved concept plan. The proposal seeks to preference amenity for its own residents to the detriment of the broader neighbourhood.

Kind regards,

Dr Jan Henrik Gruenhagen & Dr Daniel Demant  
315/74 Macdonald St  
Erskineville, NSW 2043

**From:** Eric Yi <[REDACTED]> on behalf of Eric Yi <[REDACTED]> <Eric Yi <[REDACTED]>>

**Sent on:** Wednesday, December 13, 2023 5:29:50 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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,

I hope this message finds you well. I am writing to provide feedback on the proposed development application (D/2015/966/G) for 155 Mitchell Road, Erskineville, NSW 2043. While I appreciate the efforts in the development process, I have identified several concerns that I believe require careful consideration:

**Unjustified Additional Height and Bulk:**

The proposed additional height and bulk appear inconsistent with the approved concept plan and the Local Environmental Plan (LEP) heights designated for the area. I urge a thorough examination of how these alterations align with the established guidelines.

**Impact on Streetscape Character:**

The proposed additional height to the Macdonald and Metters street walls may compromise the intended character and amenity of the neighborhood. It is crucial to maintain the visual harmony and coherence of the streetscape.

**Visual Amenity Impacts:**

I am concerned about the visual amenity impacts resulting from the increased building massing, particularly for residents of 74 Macdonald Street. This impact should be carefully assessed and mitigated to ensure the well-being of the community.

**Loss of Amenity for Existing Residents:**

The development may lead to a loss of amenity and enjoyment for existing residential apartments at 74 Macdonald Street, specifically in terms of sky views and building separation. This potential impact on current residents should be thoroughly evaluated.

**Mansard Style Roof Concerns:**

The inclusion of a very large mansard-style roof raises concerns as it amplifies the bulk of the building, offering unnecessary height and bulk intrusion beyond the limits established in the approved concept plans. I recommend a reassessment of the design to align it more closely with the initially approved specifications.

Thank you for your attention to these matters.

Eric

**From:** George Banks <[REDACTED]> on behalf of George Banks

<[REDACTED]> <George Banks <[REDACTED]>

**Sent on:** Tuesday, December 5, 2023 7:55:49 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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.

The proposed Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842 are objected to in the strongest terms on the basis of:

1. Unjustified additional height and bulk inconsistent with the approved concept plan and LEP heights for the area.
2. Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.
3. Visual amenity impacts resultant from the additional building massing, particularly for residents of 74 Macdonald Street.
4. The loss of amenity and enjoyment of existing residential apartments at 74 Macdonald Street with regard to sky views and building separation.
5. The very large mansard style roof amplifies the bulk of the building and offers unnecessary height and bulk intrusion beyond the height of the approved concept plans.

**Recommendation:**

That the Concept Development Application D/2015/966/G be refused and that the Detailed Development Application D/2023/842 be significantly amended to conform to the approved height and envelopes of the already approved concept plans for the subject site.

**Commentary:**

**CONCEPT DA D/2015/966/G**

**Street wall height increase from 5 to 7 storeys**

- The additional street wall height is an arbitrary application, not considering the scale and grain of the neighbourhood. The predominant scale of Macdonald Street is five storeys, with additional height set back from the street wall.
- The application reports have no consideration of the street wall height and rhythm of Macdonald Street. The context of the neighbourhood is completely ignored.
- There are overshadowing impacts increased in the morning to the west and afternoon to the east, including additional overshadowing of the proposed McPherson Park.
- The density of the neighbourhood means enjoyment of public space, including streets and parks, is critical. Additional impacts to amenity because of increased bulk must be considered in this context.
- The Statement of Environmental Effects simply lists impacts, and does not justify them appropriately.

**Overall height increase to 8 storeys**

- The additional height is not consistent with the original intent of the neighbourhood.
- The additional height is inconsistent with the scale of surrounding buildings.
- Application of 8 storeys around the proposed McPherson Park was intended to be limited. This application extends that height substantially along Macdonald Street away from the park.
- The concept drawings do not show an analysis of the broader neighbourhood, only the area around the proposed park. This seeks to minimise the effect of the increase in height by not showing the scale of surrounding built form.
- The design report for the increase in height arbitrarily summarises that the additional mass 'adds amenity'. This is an incorrect statement and ignores the planned and existing amenity of residents at 74 Macdonald Street – notably access to sky, light and an understanding of building separation as per the approved concept plan. The statement that the additional mass 'adds amenity' is wrong. The City of Sydney should not be swayed by simplistic urban arguments that do not pay attention to existing approvals or to the existing and intended pattern of street wall heights and building bulk along Macdonald Street.

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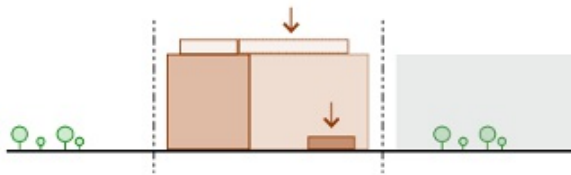
Mass added to improve amenity...



#### Mass Added

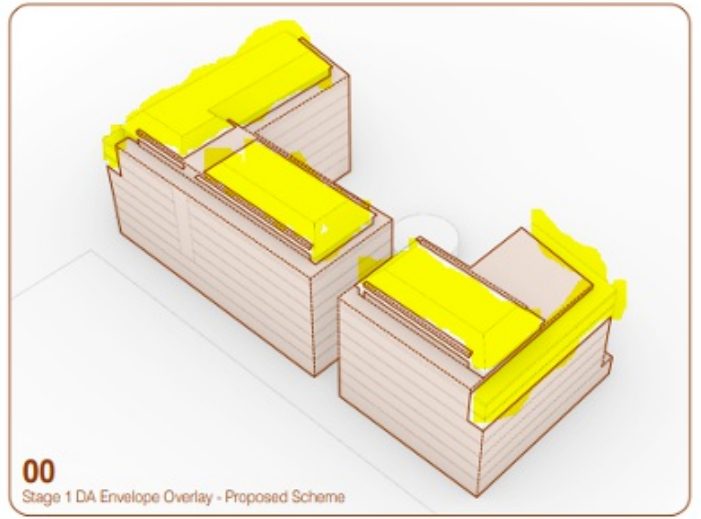
Mass additional to the approved Stage 1 DA envelope

1. Rooftop Houses - North facing, cross ventilated
2. Communal pavilion - Activate and support external communal courtyard garden



#### Proposed Form - Courtyard

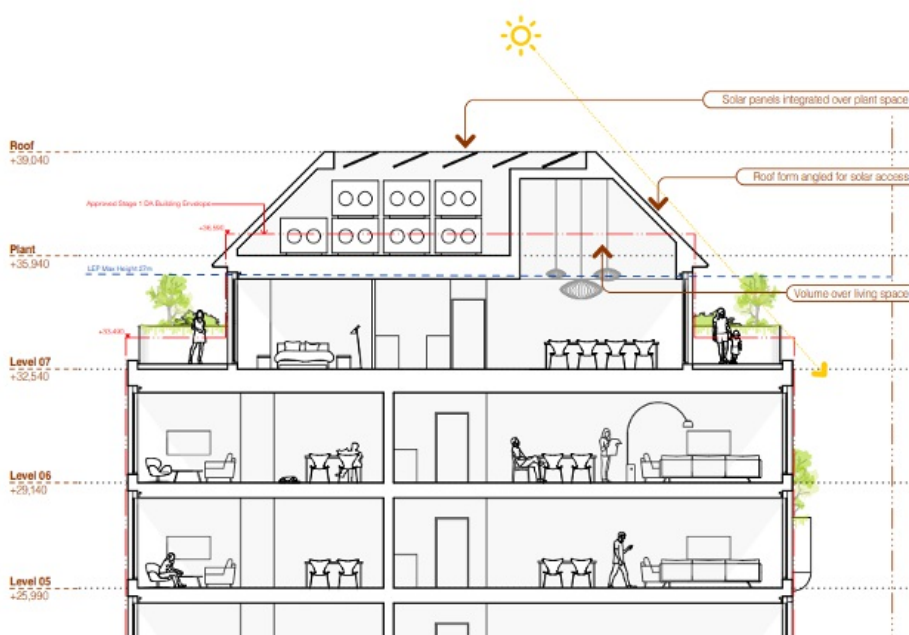
*Jury Comment: The intent of the following key design principles and qualities should be considered as part of the design development: The circular communal facility on the ground floor + Further consider incorporating additional areas at the eighth storey to the southeastern elevation.*



## DETAILED DESIGN PROPOSAL D/2023/842

### Concept:

- Question viability of suspended trees, particularly those over communal lanes, with regard to wind, viability of growth, ongoing increase in weight as tree matures, resultant maintenance and appearance. A simpler design approach would be more suitable to the functional aesthetic of Erskineville.
- The scale of roof levels and the obtrusive mansard is inconsistent with the character of Erko. The raked roof is dominating and detracts from the simple character of residential apartment buildings within the locality. A simpler design approach would be more suitable to the functional aesthetic of Erskineville.



Detail Roof Section  
1:100 @ AS

- The proposal seeks to preference amenity for its own residents to the detriment of the broader neighbourhood. A more communal

consideration of amenity, and applying a less selfish design approach would help to provide a basis for reduced bulk consistent with the approved concept plans.

**Additional height proposed simply to maximise floor space ratio:**

- In trying to maximise FSR on the site, the height provisions have been substantially breached. FSR is an upper limit, and should not be the driver of design outcomes. The character of the neighbourhood has not informed the design response.

**Height adjacent to Casa II:**

- The application proposes two additional storeys adjacent to Casa II in lieu of the intended consistent maximum height of 7 storeys. The plant level is particularly large and bulky and its architectural resolution with use of mansard roof increases the bulk of the building.
- The application is over the LEP height and Stage 1 concept DA approval height.
- Open balconies to two levels at the corner of the building does nothing to diminish the appearance of the bulk.

**Design Excellence Panel:**

- The design excellence panel noted in its awarding of the preferred design that: **“The transition in height to neighbouring blocks should not be compromised”.**
- This aspect of the design recommendations has been completely ignored in the proposed development.

**Macdonald Street wall height:**

- The proposal blatantly ignores the intended street wall conditions for Macdonald Street. The design report makes no serious intent to justify the variation in street wall height or overall height. Simplistic urban arguments are wrong and diminish the certainty of professionalism in the project.

All the below diagrams achieve is to demonstrate that the project is over height. The intended transition in form, through minor balcony treatments, in no way diminishes the bulk of the building. This damages the enjoyment of amenity for residents at 74 Macdonald Street.

**03**



**Principle 2: Built Form and Scale**

**Street Wall - MacDonald Street**

It is proposed to vary the Stage 1 DA envelope by prioritising the park heritage building height rather than the secondary streets. The resulting form provides a clear marker to the public park. This approach aligns with the intent of the urban design principle of:

**Transition of Building Heights in Section 5.5.2 of the DCP:**

Locate higher buildings surrounding McPherson Park (the main public park).

Along Macdonald Street it can be seen in the adjacent diagram that the Stage 1 DA envelope generally aligned with the adjacent building street wall. It should be noted that the approved Stage 1 DA envelope does not nominate any RL for these side street walls relying only on a number of storeys. As such, it could be viewed that some flexibility exists to vary these street wall heights.

Open corner balconies are proposed to mark the previous secondary street wall heights to further dissolve and feather the upper levels. Views to the sky are increased through these open corner balconies. The open corner balconies align with and emphasise the established street wall to Macdonald Street providing a balance between the lower level and the park heritage.



⓪ Elevation - South STG1DA/Competition



⓪ Elevation - South Proposed

**Setback to Macdonald Street:**

- 3 metres deep soil at Macdonald Street. Areas of additional planting and reduced hard paved areas would help to shroud the building at ground level whilst still offering resident outdoor amenity.
- Additional planting areas would help to minimise impacts of urban heat and offer localised shade benefits to residents.

**Metters Street wall height:**

- Substantially taller form opposite two storey terrace product. Additional two storeys to the street plus additional occupiable storey and plant level with minor set back.

**From:** Hannah Pemberton <[REDACTED]> on behalf of Hannah Pemberton  
<[REDACTED]> <Hannah Pemberton <[REDACTED]>

**Sent on:** Monday, December 4, 2023 3:30:06 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

Hi there,

I strongly oppose the increased height of the new building at 155 Mitchell Road.

Not only do we not have the infrastructure in place to support this increase in population, but it will remove all natural light that current surrounding properties can access. For myself and my neighbours at 7 Metters St, this natural light has been essential in fighting mould following the wet weather in 2021/2022.

Erskineville is a village. We choose to live here, rather than Zetland or Waterloo, for the low height of buildings and the community feel.

It's devastating to imagine what a future Erskineville will look like, with buildings that are creeping up in height and creating a concrete jungle like neighbouring suburbs.

Please don't let Erskineville lose its village feel.

Kind regards,

Hannah Pemberton

**From:** Hugh Chisholm <[REDACTED]> on behalf of Hugh Chisholm  
<[REDACTED]> <Hugh Chisholm <[REDACTED]>

**Sent on:** Wednesday, December 13, 2023 10:35:11 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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,

We would like to provide the following comments on the above DA-

- the unjustified additional height and bulk is inconsistent with the approved concept plan and the LEP heights for the area
- we are concerned about the additional height to the Macdonald and Metter Streets walls, which detract from the intended character and amenity of the neighbourhood
- there are significant visual amenity impacts as a result of the additional building massing, in particular for residents of 74 Macdonald Street
- there is a loss of amenity and enjoyment for residents of 74 Macdonald Street with regard to the sky views and reduced building separation
- we are very concerned about the large mansard style roof which amplifies the bulk of the building and offers unnecessary height and bulk intrusion, beyond the height of the approved concept plans
- another major concern is that the approval of these amendments will set a precedent for future stages of this development and the wider Erskineville area

Regards,

Hugh Chisholm and Davina Temple  
710/74 MacDonald Street,  
Erskineville 2043

Mobile [REDACTED] (Hugh)  
Mobile [REDACTED] (Davina)  
Sent from my iPad



**From:** James Gardiner <[REDACTED]> on behalf of James Gardiner <[REDACTED]> <James Gardiner <[REDACTED]>

**Sent on:** Friday, November 24, 2023 10:17:19 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Jessica

I would like to object to the proposed application to revise the height of the buildings covered under this development application.

List of objections below.

- The heights of the buildings relative to other buildings were set with the original DA. Revision of this magnitude should require a new development rather than a revision, as this is a very substantial increase in occupants, heights, traffic, overshadowing etc.
- the procedure to change the heights, which is a substantial change to building bulk and scale will not receive the same community scrutiny as the original DA. This major change is being pushed through with inadequate documentation - a letter with a site address that few would associate with the actual building in question.
- Pushing the heights up of these buildings (building E) will destroy the bulk and scale modulation around the central park. In the proposed scheme all buildings will be 8 storeys, instead of the substantial modulation in heights originally granted.
- The central park between Kooka and Foundry streets will receive less sunlight, rendering the park less habitable.
- The increase in heights will likely result in an increase to wind at ground level, caused by the tall buildings surrounding the park and streets. This channeling and downward wind effect is already apparent in the area. The current proposal will increase this effect as the approved buildings are finished. A further increase in building height will further exacerbate this issue.
- A further increase in the number of apartments will add additional local traffic pressure. There are already issues with high congestion on Mitchell Road and surrounding streets. Has a new traffic study been done?
- Apartments were sold based on the approved development application with current heights. Changing the density and heights of these buildings at this stage is inappropriate.

Best regards

Dr James Gardiner

PhD architecture (RMIT)

[REDACTED]



**From:** Jamie Thomas <[REDACTED]> on behalf of Jamie Thomas

<[REDACTED]> <Jamie Thomas <[REDACTED]>

**Sent on:** Sunday, November 19, 2023 7:01:08 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

Hi,

As a resident on Macdonald Street, thanks for providing the opportunity to comment on this application.

I would like to challenge this decision to provide permission to increase the levels of the buildings and height of them. I believe the current height levels are appropriate for the area, both in terms of overall community capacity to absorb additional residents and also in meeting with local demand/supply for new properties. What is currently in place is sufficient. In addition, with Erskineville I believe you have carefully managed the expansion of residential property very well will limited high-rise buildings, and this decision would risk unravelling all your good work. In areas like Waterloo and Zetland, this isn't the case and this decision would risk causing the same to occur in Erskineville.

Regards

Jamie

Sent from my iPad

**From:** Jan Fieldsend <[REDACTED]> on behalf of Jan Fieldsend <[REDACTED]> <Jan Fieldsend <[REDACTED]>

**Sent on:** Monday, December 11, 2023 1:55:40 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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.

Thanks for the opportunity to comment on the Proposed Development D/2015/966/G.

I have lived in Eve St for nearly 18 years and witnessed many of the new developments in this area. When a 5 story building was built across the narrow road from me I lost 90% of direct sunlight from the west. I need to have lights on almost the entire day.

It seems that developers put in a request for a standard height at the beginning and invariably request an increase in the number of storeys at a later date.

I wish to register my view that this increase **not be approved.**

Increased height adversely affects the feel and look of the neighbourhood and prevent direct sunlight to apartments (including increased use of electricity) . Most apartment blocks are 5 or 4 storeys in this area. This part of Erskineville has had an intense building programme over the past 2 decades, most of it relatively well designed and appropriate. It is necessary to keep it this way.

I would hope that 10-20% of the stock is available at an affordable level (wishful thinking I know).

Kind Regards

Jan Fieldsend

**From:** JJ WU <[REDACTED]> on behalf of JJ WU <[REDACTED]> <JJ WU <noma-sa@hotmail.com>>

**Sent on:** Wednesday, December 13, 2023 6:24:52 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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,

Hope this email finds you well.

I have recently received couple DA notifications regarding the development at 155 Mitchell Road Erskineville, and it concerns me as a resident at the surrounding building.

The additional height of both the building and street walls creates inconsistency between the development block and its surrounding buildings, which detracts the block from the intended character and damage the visual amenity of the neighborhood.

Therefore, I believe the original approved masterplan should be followed and any unjustified modification to the plan should not be accepted.

Please kindly let me know if you need more information or have any question regarding this feedback, thank you.

**DAs of concern:**

**D/2015/966/G**

**D/2023/842**

Kind regards,

Jason WU

Contact Email: [REDACTED]

Contact Number: [REDACTED]

**From:** J B <[REDACTED]> on behalf of J B <[REDACTED]> <J B <[REDACTED]>  
**Sent on:** Tuesday, December 12, 2023 4:30:37 PM  
**To:** dasubmissions@cityofsydney.nsw.[REDACTED]  
**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Officer,

I am an owner of the property at 74 Macdonald Street, Erskineville; and write to object to the Proposed Development for the following reasons:

1. Increasing Traffic Volume
2. Traffic Safety Hazard
3. Excessive Noise
4. Hazardous Materials from the Site
5. Loss of Light and Scenery
6. Inconsistent Design / Height

### **1. Increasing Traffic Volume / Traffic Safety**

The Council should decline the Proposed Development because it will increase the traffic volume around the Site significantly.

As the Council is well (or ought to be) aware, the traffic volume around the Site is already significantly high due to lack of appropriate road infrastructure. Therefore, there has been always heavy traffic congestion around the Site.

I am not aware any road infrastructure plans to mitigate with the increasing the traffic volume around the Site.

Having regard to the above, the Proposed Development will exacerbate the traffic congestion around the Site. Therefore, the Council should decline the Proposed Development.

### **2. Traffic Safety Hazard**

The Council should decline the Proposed Development because it will result in additional serious traffic hazards around the Site.

As the Council is well (or ought to be) aware, the Site is surround by low-density residential properties and nearby schools; and one lane or two lanes roads without appropriate traffic control infrastructure. Consequently, many residents or pedestrians, who habitually and often cross the roads around the Site without sufficient warning, will be exposed to serious traffic hazards further increased by the Proposed Development.

I have already witnessed heavy construction vehicles driving carelessly towards and out of the Site, causing serious traffic hazards to the residents, pedestrians and students. This will only get worse as the construction work continues.

Accordingly, the Council should not sacrifice safety of the residents, pedestrians and students for the Proposed Development and therefore, decline the Proposed Development immediately.

### **3. Excessive Noise**

The Council should decline the Proposed Development because the Proposed Development has been creating excessive noise, which has negatively affected health and well-being of the residents around the Site.

The developer has been using construction machines, generating extremely high-pitched noise without any sound-proofing methods. Notable, despite the excessive noise and toxic materials from the Site, there has been no proper fencing or sound-proof panels established around the Site.

As the Council is well (or ought to be) aware, the Site is only less than a few metres away from the surrounding residential buildings (for example, those next to the proposed building block E), which have been directly affected by the excessive noise.

It is surprising that the Council has allowed this to happen to date. It will be inevitable that many of the residents around the Site suffer from chronic health issues because of the excessive noise, including (but not limited to) anxiety, reduced concentration, sleep disturbances and cardiovascular problems.

Therefore, the Council should decline the Proposed Development immediately. Alternatively, the Council should require the developer to establish and apply appropriate noise control methods (e.g. sound-proof panels) under review and approvals by the Council and the surrounding neighbours.

#### **4. Hazardous Materials from the Site**

The Council should decline the Proposed Development because it has been generating substantial hazardous materials from Site.

It is well known to the public that toxic substances are buried under and around the Site. Given the previous usage of the Site (and its surrounding properties) for an industrial / manufacturing purpose, it is highly likely that the Site is severely contaminated with toxic substances. Notably, the Council has required remedial actions in relation to contaminated materials under the apartment block, Sugarcube, on Metter street adjacent to the Site.

Despite the serious contamination under and around the Site, the construction work has progressed without any proper management of hazardous materials. For example, as discussed above, there is no proper fencing or panels established along the Site (especially next to the proposed building block E).

If the construction work progresses further in accordance with the Proposed Development, the residents around the Site will be exposed to serious hazardous materials from the Site and suffer from serious disease including (but not limited to) respiratory and cardiovascular diseases.

Having regard to the above, the Council should decline the Proposed Development immediately. Alternatively, the Council should require the developer to establish and apply appropriate hazardous materials management plan subject to review and approvals by the Council and the surrounding neighbours.

#### **5. Loss of Light and Ventilation**

The Council should decline the Proposed Development because the residents around the Site (especially those next to the proposed building block E) will suffer from substantial loss of natural light and ventilation.

The Proposed Development (in particular, highly unreasonably close distance between the existing buildings on Metters and MacDonald Streets and the proposed building block E; and the height of the proposed building block E) will block natural light from the East and the North (around 6-8 hours per day) which the residents of the neighbouring buildings have had before the Proposed Development.

Further, the Proposed Development will significantly reduce / damage natural ventilation around the existing neighbouring buildings (especially, those next to the proposed building block E).

The loss of natural light and ventilation will result in severe health-related and hygienic issues among the neighbouring residents, such as depression and mould illness (causing asthma, lung cancer etc.).

Given the above, the Council should decline the Proposed Development immediately. Alternatively, the Council should require the Proposed Development to be amended so that the proposed building block E is reasonably distant from the existing buildings (minimum 30-40metres, which is consistent with the distance between the existing neighbouring buildings around the Site) and the height of the proposed building block E is reduced not to prevent the existing buildings from suffering from loss of natural light and ventilation.

#### **6. Inconsistent Design / Height**

The Council should decline the Proposed Development because the height of the proposed buildings is not consistent with the height of the existing neighbouring properties.

For the above reasons, I request the Council decline the Proposed Development immediately. In the event the Council decides to approve the Proposed Development, I ask the Council to require the Proposed Development to be amended to take into account the issues raised above.

If the Council approves the Proposed Development (without any reasonable and appropriate amendments), and the residents, pedestrians and students around the Site suffer from any of the above raised issues, this correspondence will be relied upon to hold the Council accountable for any damage suffered by them.

Separately, according to the media, the Proposed Development was amended after John Barilaro (who was a senior member of the NSW Government) became an executive director of the developer, Corporation Property. Please confirm that there has been (and will be) no influence from Mr Barilaro on the decision making process of the Council in relation to the Proposed Development.

Kind Regards,





**From:** Jazz Ocfemia <[REDACTED]> on behalf of Jazz Ocfemia <[REDACTED]> <Jazz Ocfemia <[REDACTED]>  
**Sent on:** Tuesday, December 5, 2023 3:35:25 PM  
**To:** dasubmissions@cityofsydney.nsw.[REDACTED]  
**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 would like to comment on the Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842.

I am a home owner on Metters Street and object to this DA. I ask for it to be refused and and that the Detailed Development Application D/2023/842 be amended to conform to the approved heights and detail in the already approved concept plans.

- I am concerned that the overall changes will detract from the neighbourhood amenity and not be consistent with the style and unique ambience of Erskineville.
- Of most concern is that the additional height will serve as basis for other developments to creep higher.
- Recent developments in the area have proved to ensure 'breathing space', sunlight and shared/common spaces that provides an open feel between developments and the neighbourhood.
- I feel that these requested updates focus on the developers wants, and a more inward focused development, rather than the neighbourhood's needs and promoting outward community.

Thank you for taking on board my concerns.

Mr. Jazer Ocfemia  
(He/Him)  
1 Metters Street, Erskineville

**From:** Katie Sutherland <[REDACTED]> on behalf of Katie Sutherland  
<[REDACTED]> <Katie Sutherland <[REDACTED]>

**Sent on:** Tuesday, November 28, 2023 6:51:22 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

Dear City of Sydney Council

We are writing to object to this application to increase the height of Building E. We purchased an apartment at 74 Macdonald Street, Erskineville based on the original DA heights. The increase in height will impact our sunlight substantially (we face east and it is already very limited in winter and autumn).

Erskineville is a great inner city suburb to live based on the restrictions of the apartment buildings, which makes the areas superior to high rise apartment suburbs.

We see no real benefit to the community with the additional heights proposed, rather it is a benefit to the developers to increase profitability at the expense of residents, the area and previous height restrictions.

The approval for increased heights of Building E would also set a precedent for the rest of the Ashmore precinct which is not in keeping with the existing concept plans that have been in place for years and no doubt hundreds of residents have relied on before moving to the area or purchasing within the Ashmore precinct or Erskineville generally.

Regards

Katie and David Sutherland

**From:** Koko Li <[REDACTED]> on behalf of Koko Li <[REDACTED]> <Koko Li <[REDACTED]>

**Sent on:** Saturday, December 2, 2023 11:23:07 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

I would like to object to the proposed application to revise the height of the buildings covered under this development application. List of objections below.

- The heights of the buildings relative to other buildings were set with the original DA. Revision of this magnitude should require a new development rather than a revision, as this is a very substantial increase in occupants, heights, traffic, overshadowing etc.
- the procedure to change the heights, which is a substantial change to building bulk and scale will not receive the same community scrutiny as the original DA. This major change is being pushed through with inadequate documentation - a letter with a site address that few would associate with the actual building in question.
- Pushing the heights up of these buildings (building E) will destroy the bulk and scale modulation around the central park. In the proposed scheme all buildings will be 8 storeys, instead of the substantial modulation in heights originally granted.
- The central park between Kooka and Foundry streets will receive less sunlight, rendering the park less habitable.
- The increase in heights will likely result in an increase to wind at ground level, caused by the tall buildings surrounding the park and streets. This channeling and downward wind effect is already apparent in the area. The current proposal will increase this effect as the approved buildings are finished. A further increase in building height will further exacerbate this issue.
- A further increase in the number of apartments will add additional local traffic pressure. There are already issues with high congestion on Mitchell Road and surrounding streets. Has a new traffic study been done?
- Apartments were sold based on the approved development application with current heights. Changing the density and heights of these buildings at this stage is inappropriate.

**From:** Kyle Sutherland <[REDACTED]> on behalf of Kyle Sutherland <[REDACTED]> <Kyle Sutherland <[REDACTED]>

**Sent on:** Wednesday, December 13, 2023 9:06:06 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2023/842 and D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 am a resident of 74 Macdonald Street with our apartment facing east.

I have considered the development above and agree with the following concerns:

1. Unjustified additional height and bulk inconsistent with the approved concept plan and LEP heights for the area.
2. Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.
3. Visual amenity impacts resultant from the additional building massing, particularly for residents of 74 Macdonald Street.
4. The loss of amenity and enjoyment of existing residential apartments at 74 Macdonald Street with regard to sky views and building separation.
5. The very large mansard style roof amplifies the bulk of the building and offers unnecessary height and bulk intrusion beyond the height of the approved concept plans.

Additionally, the proposal is only beneficial to the developer with no benefit to the community (the additional apartments will not be low cost or affordable housing).

It should not be permitted.

Kyle Sutherland

**From:** J C <[REDACTED]> on behalf of J C <[REDACTED]> <J C <[REDACTED]>  
**Sent on:** Sunday, December 10, 2023 3:06:30 PM  
**To:** dasubmissions@cityofsydney.nsw.[REDACTED]  
**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons  
**Attachments:** 231202\_DA\_Comments\_update.pdf (3.62 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.

Hi Jessica,

Please find attached objections to 155 Mitchell Road

Regards,  
Lauren

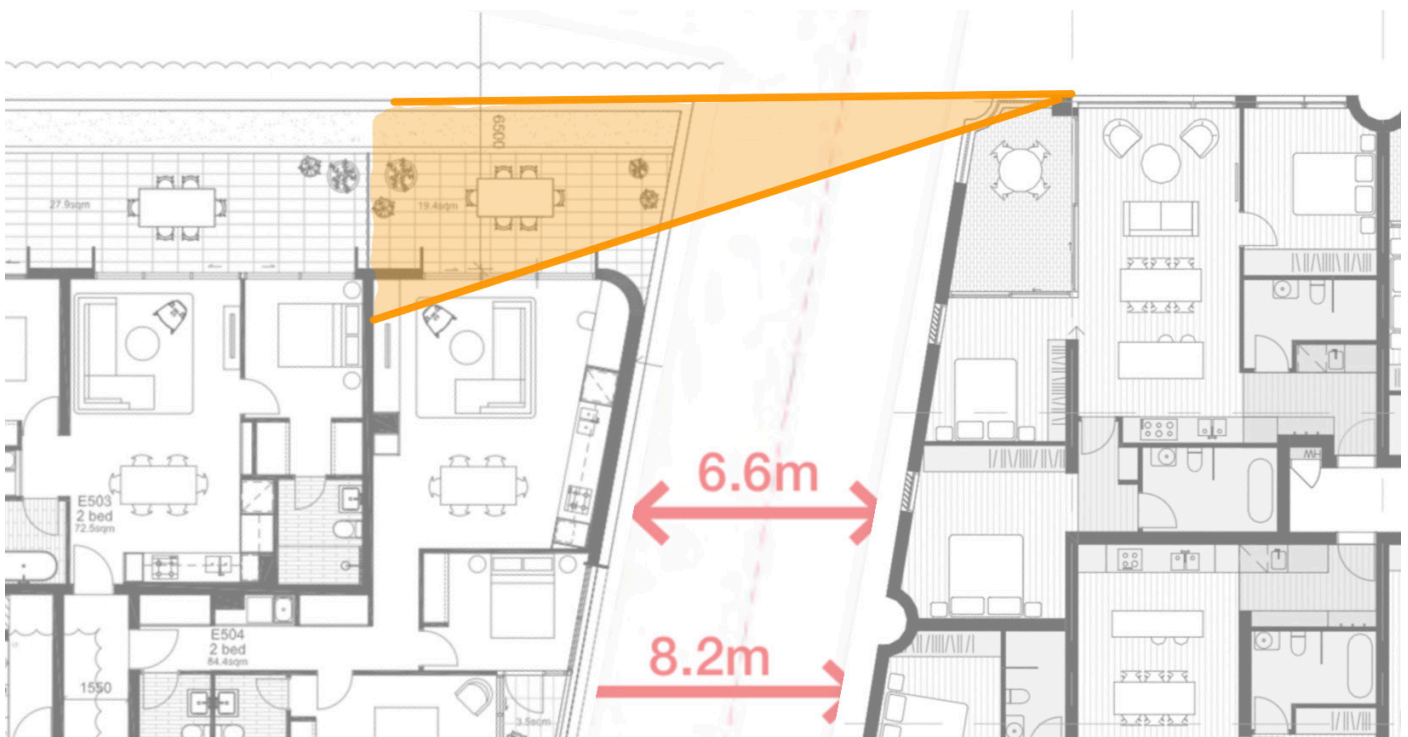
This document highlights impacts to 7 Metters Street (7MS), that we feel have been caused by the additional mass to site E on 155 Mitchell Road (155MR), Erskineville, which has been submitted twice under two concurrent applications (D/2023/842 & D/2015/966/G)

The applicant’s submission makes strong reference to ‘Locate higher buildings surrounding McPherson Park’ as the rationale for the increase.

This was already being achieved by the previously approved building height and envelope and is not diminished by the inclusion of building setbacks as per the original submission. The increase in massing of Building E, impinges on the existing 7MS building through the introduction of negative impacts: overlooking and privacy concerns.

**Overlooking**

A greater street height has been added to 155MR when compared to the stage 01 scheme. These additions protrude beyond the stage 01 envelope and existing setback on the 7MS site, resulting in direct overlooking onto the balcony and into the living space of 7MS levels 5 and 6. The 155MR Stage 01 DA massing limited this issue to the terraces of level 5 7MS and level 5 115MR only.



*Figure 1. Overlooking concern from increased street wall condition to 7 Metters Street property. Please note the plan for 7MS has been updated to reflect the as built condition rather than initial DA scheme. Please note this highlights living space on north facing terrace.*

The figures below show the original stage 01 envelope and the new proposal. The applicant is seeking to substantially increase 155MR towards 7MS and the street, when the primary objective cited is to McPherson Park.

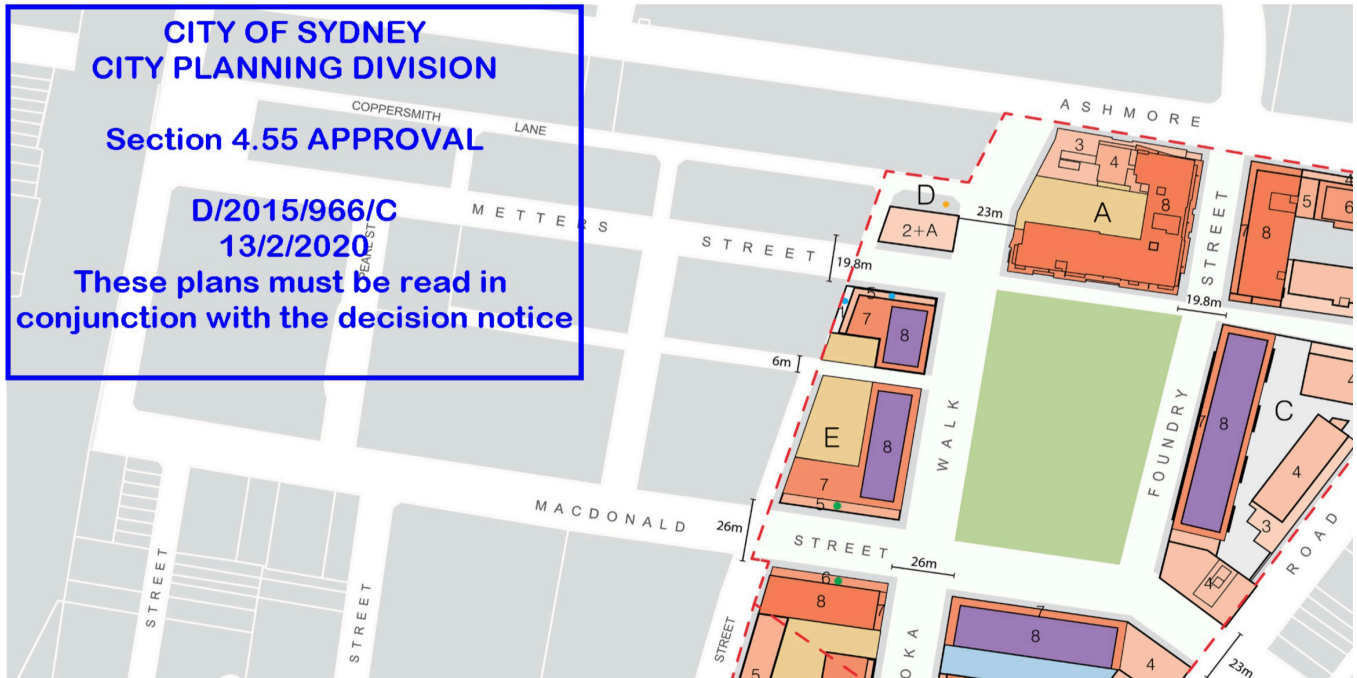


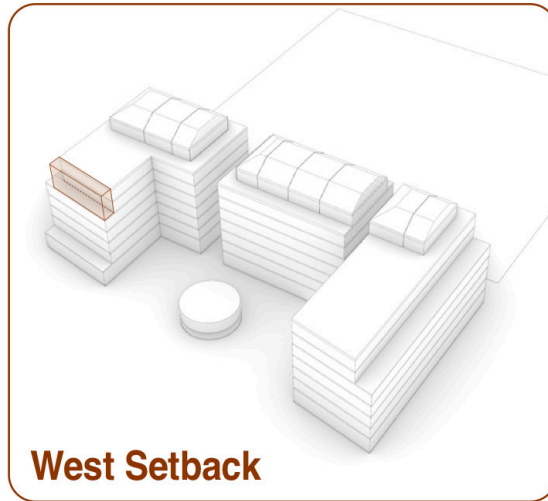
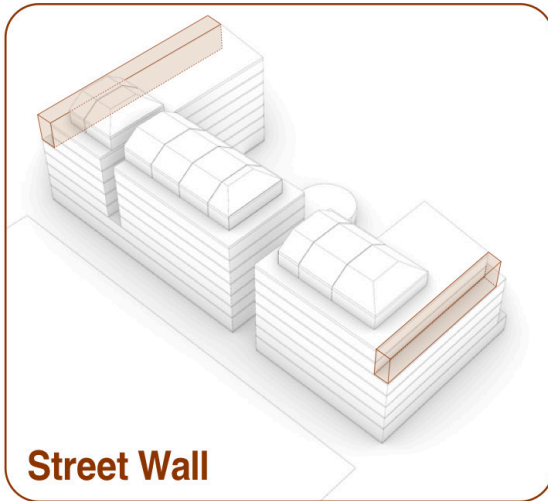
Figure 2. Consented scheme - The 7 Metters Street has the level 5 terrace to match the stage 01 proposed for site E.



Figure 3. Amended scheme/application - The change to 7 story wall creates the overlooking.

The diagrams below highlight the street wall increase and proposed open corner condition. These diagrams further reinforce the overlooking concern to the 7MS site caused by the forward position of the upper mass. Additionally, the open corners at 155MR Level 5 & 6 in the increased mass (adjacent neighbouring sites) are unscreened, causing the overlooking concern.

Refer to figure 8 for potential amendment to building incorporating setback and screening to 7MS



**Key Intent**  
Create a marker to the park by prioritising the park front street wall

**Key Considerations for Improvement:**

- Numerous atypical floor plates
- Narrow building depths to upper levels result in inefficiencies
- Street wall heights prioritised over park wall height

**Key Intent**  
Improve interface to western neighbour by removing large terrace and large western facing openings

**Key Considerations for Improvement:**

- Massing arrangement does not comply with the ADG intent
- Neighbouring building not built to comply with ADG separation
- Neighbour building includes direct facing balconies / living spaces

Figure 4. Diagram highlighting massing changes - Street Wall condition

**Street Wall - Open Corners**

The proposed building mass and height is reduced through the introduction of open corner balconies to the upper two base mass levels. The datum of these open corners aligns with the upper level setbacks to the neighbouring buildings on Metters and MacDonald Streets.

The open corner balconies dissolve the upper levels and feather the building edges providing increased views to the sky. These levels are further marked by the placement of tree pods that align with the datum providing opportunity for planting that aligns with the planted upper levels on neighbouring buildings.



Figure 5. Diagram highlighting open corners - Privacy/overlooking concern



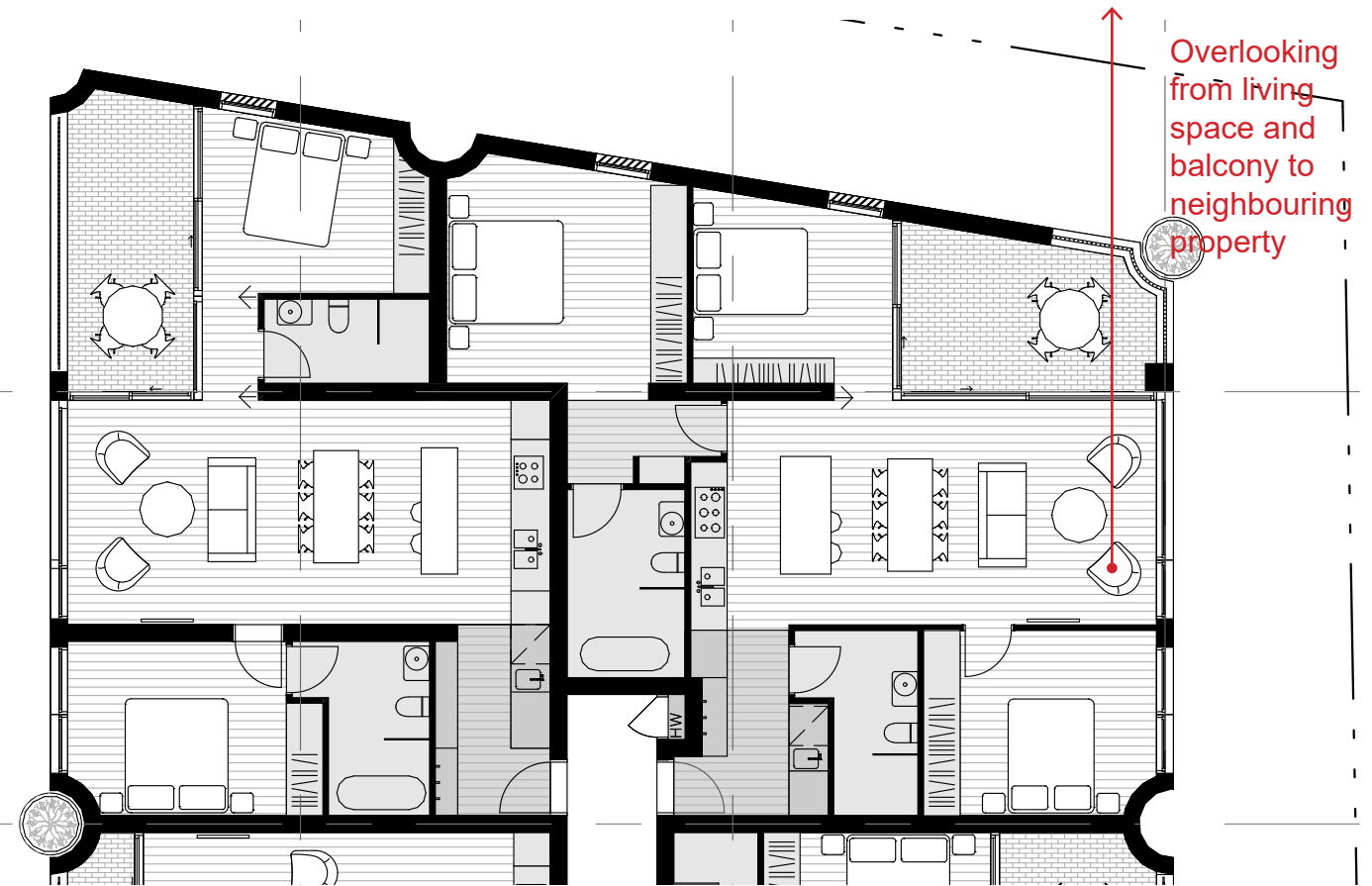


Figure 7. Applicant current scheme - Level 5 and 6 (Overlooking issue shown in red)

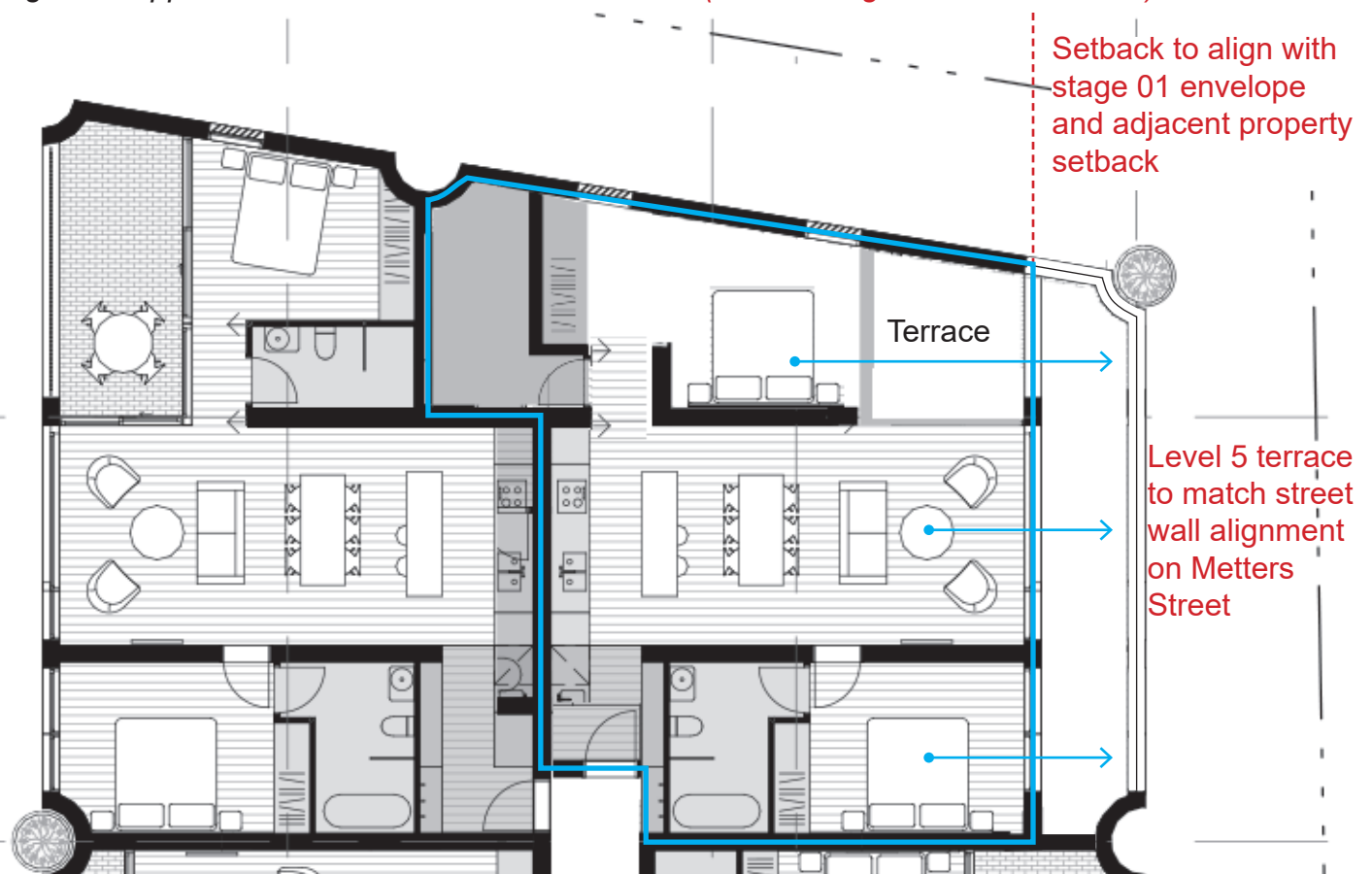


Figure 8. Potential amendment - Level 5 and 6 (Blue box, arrows indicate revised views)

**Objective 3F-1**

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

**Design criteria**

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties

**Design guidance**

Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance

For residential buildings next to commercial buildings, separation distances should be measured as follows:

- for retail, office spaces and commercial balconies use the habitable room distances
- for service and plant areas use the non-habitable room distances

New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:

- site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)
- on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)

Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)

Direct lines of sight should be avoided for windows and balconies across corners

No separation is required between blank walls

Figure 9. Apartment Design Guidelines 3F-1

See excerpt from the ADG with highlighted guidance that is not currently being achieved.

**Communal space overlooking**

A new overlooking situation has been created by the shared amenity at the new roof level. The application seeks to use the terrace for communal functions on the site, introducing noise and visual privacy issues to 7MS' habitable spaces.

Figures 11, 12 & 13 show potential amendment to include sufficient setback and physical barrier.

Complementary to the ground plane gardens, we have located a rooftop garden to the northern building wing ensuring the best part of the rooftop is shared by all. Excellent views to country and the city beyond are shared. This garden has been designed as a collection of outdoor rooms enabling multiple groups and individuals the opportunity to find and occupy their own space.

The rooftop garden being open to sky with excellent solar access contrasts with the more protected ground plane providing a variety of outdoor spaces suitable for different times throughout the day and seasons all year round.

The rooftop garden is set in from the edge of the building enabling ease of maintenance and perimeter facade access.



SILVESTERREJJUJ



Upsy Erko

Figure 10. Diagram showing terrace and potential uses

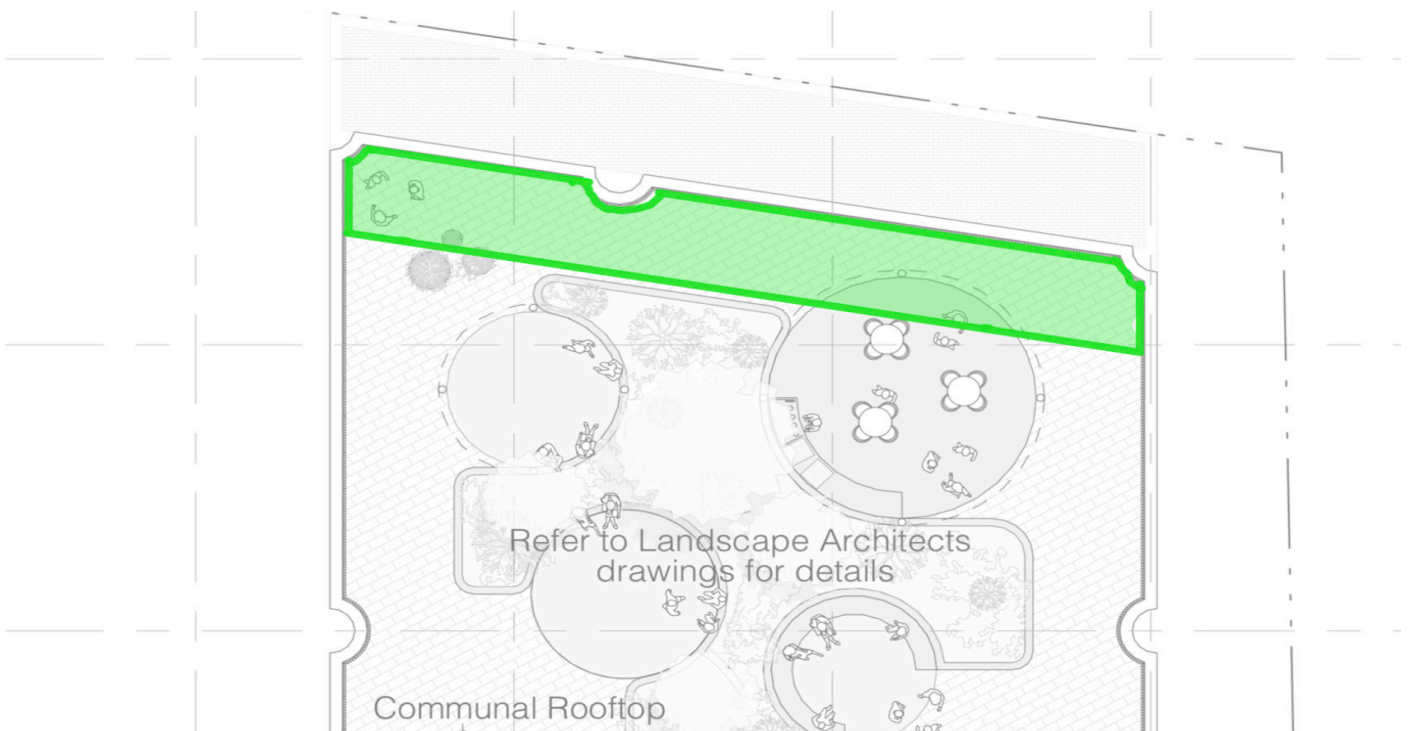


Figure 11. Potential setback to reduce privacy concerns

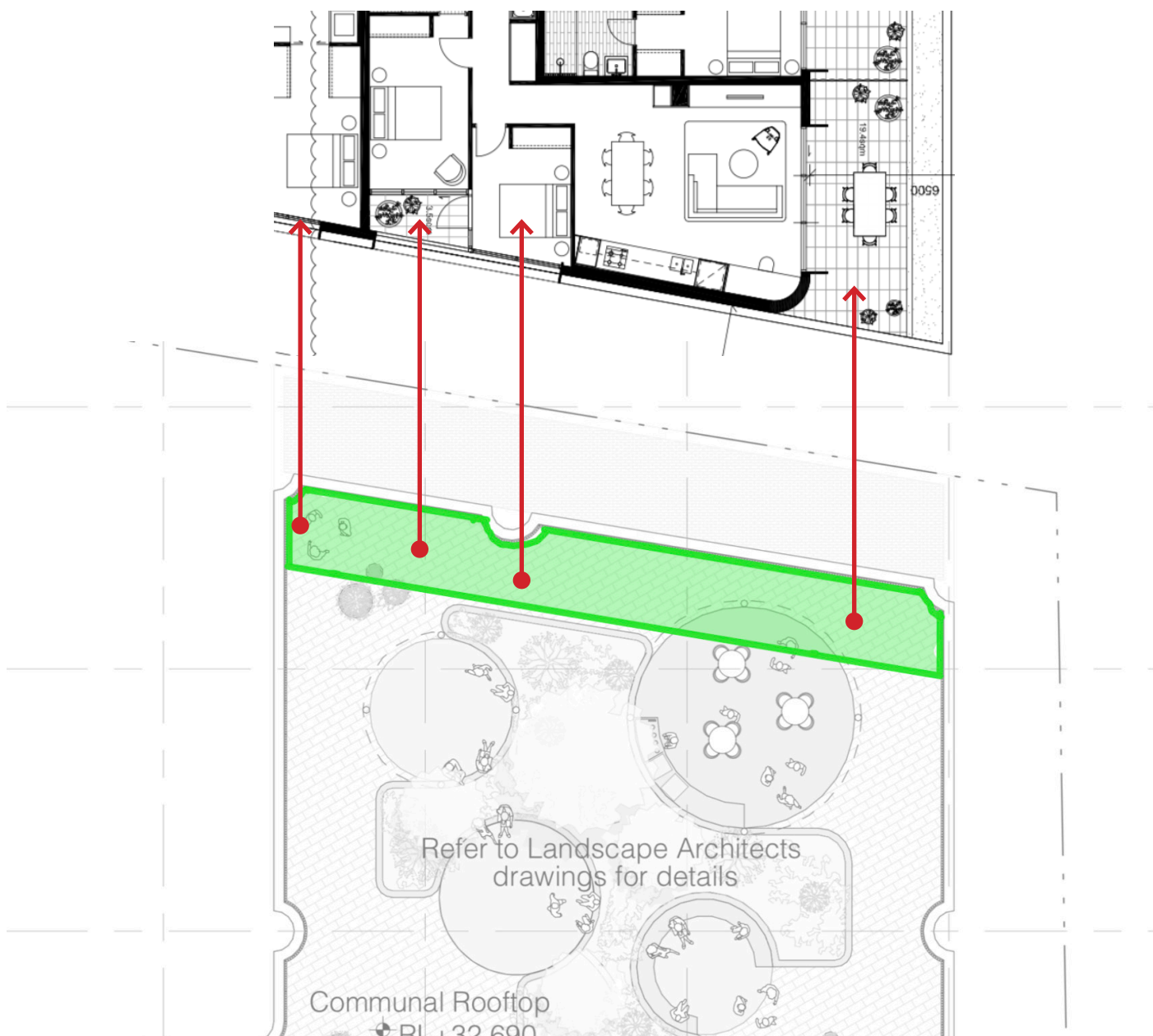


Figure 12. Level 5 (7MS) to Level 7 (115MR) - Diagram showing view lines to adjacent private open spaces and habitable rooms without setback considered

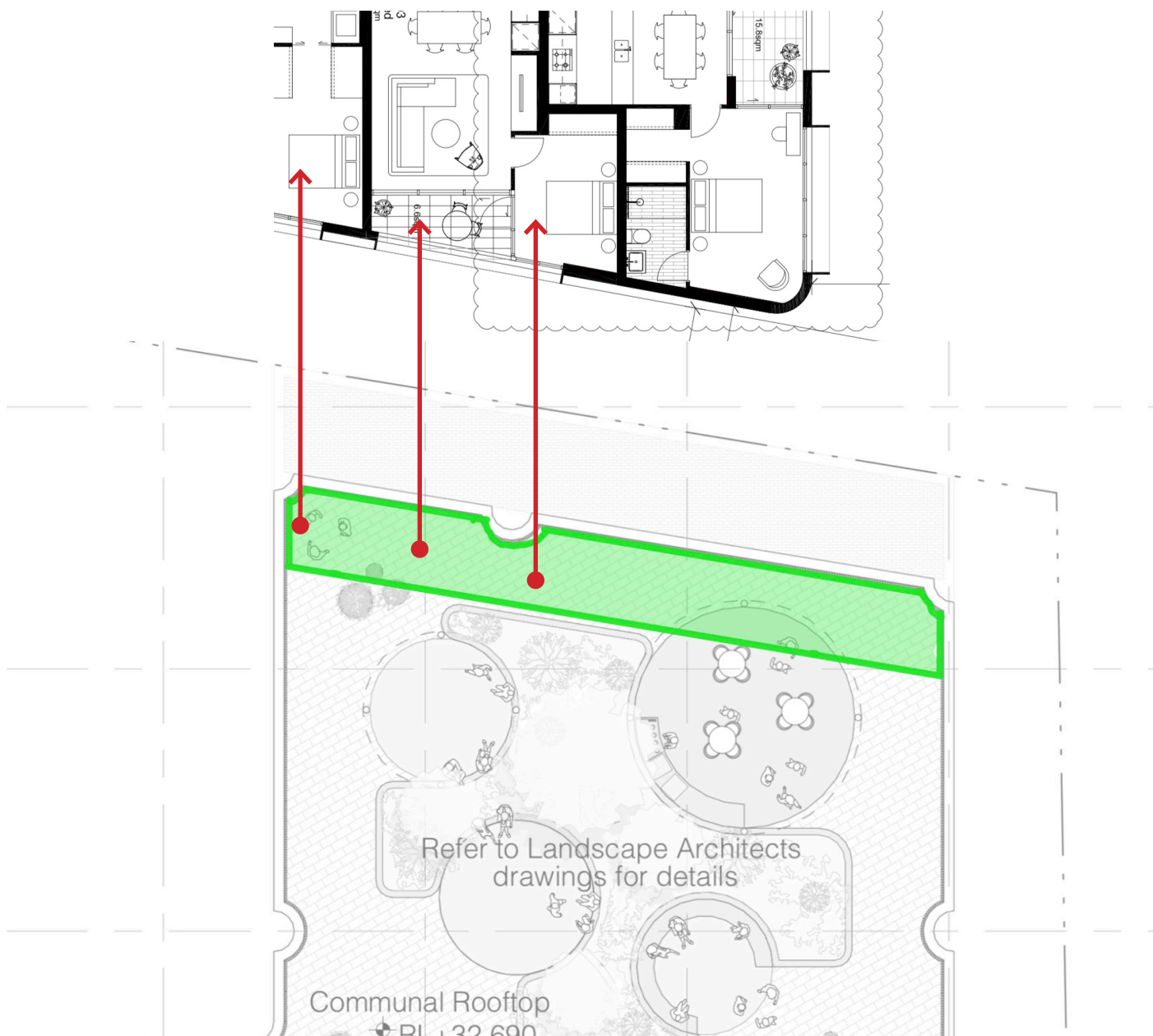


Figure 13. Level 6 (7MS) to Level 7 (115MR) - Diagram showing view lines to adjacent private open spaces and habitable rooms without setback considered

Figure 14. Apartment Design Guidelines 3F-2

See excerpt from the ADG with highlighted guidance that is not currently being achieved.

**Objective 3F-2**

Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space

**Design guidance**

Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:

- setbacks
- solid or partially solid balustrades to balconies at lower levels
- fencing and/or trees and vegetation to separate spaces
- screening devices
- bay windows or pop out windows to provide privacy in one direction and outlook in another
- raising apartments/private open space above the public domain or communal open space
- planter boxes incorporated into walls and balustrades to increase visual separation
- pergolas or shading devices to limit overlooking of lower apartments or private open space
- on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies

Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas

Balconies and private terraces should be located in front of living rooms to increase internal privacy

Windows should be offset from the windows of adjacent buildings

Recessed balconies and/or vertical fins should be used between adjacent balconies

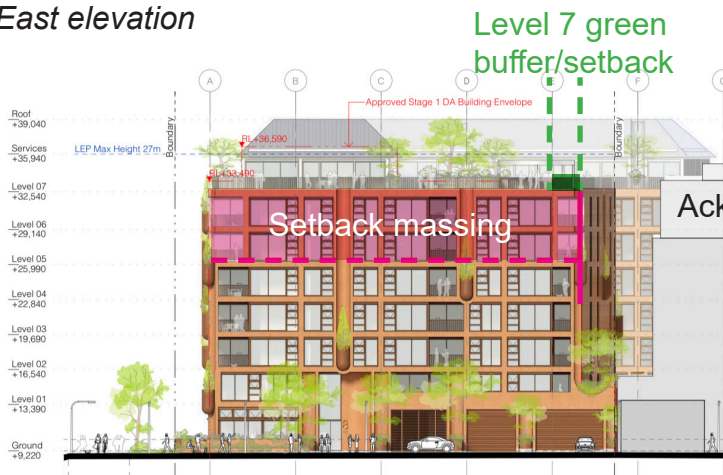
**Suggested amendments**

**Option 01**

- Reduce level 5 and 6 massing back to within stage 01 consent envelope on Metters and Macdonald Street.
- Introduce landscape buffer/setback to level 7 communal space.



East elevation



Acknowledge neighbourhood character

North elevation



NE corner



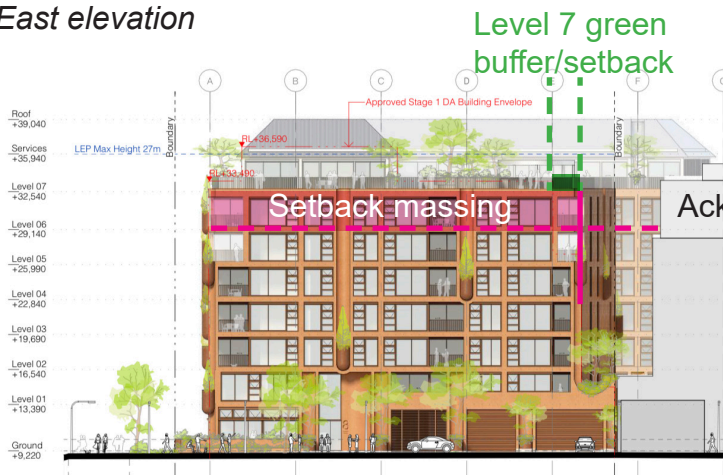
NW corner

**Option 02**

- Enclose open corner on level 5 to match level 4 on NW corner - Overlooking and privacy issues.
- Setback level 6 to align with adjacent properties on Macdonald and Metters Street - Respecting neighbourhood character, overlooking and privacy issues.
- Introduce landscape buffer/setback to level 7 communal space - Overlooking and privacy issues.



East elevation



Acknowledge neighbourhood character

North elevation



NE corner



NW corner



## **In Summary**

We are challenging the increased massing proposed to the 155MR street and 7MS frontages due to concerns about privacy, overlooking and noise.

We have highlighted the issues and note that they did not appear to be present in the Stage 01 DA and have arisen as a result of the increased massing.

We also include potential amendments (pages 10 + 11) to the corner massing to the upper residential floors and to the Level 7 social terrace to incorporate sufficient setbacks and screening.

**From:** Mae <[REDACTED]> on behalf of Mae <[REDACTED]> <Mae <[REDACTED]>

**Sent on:** Thursday, November 30, 2023 9:37:16 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symons,

The current building height limits for Metters and MacDonald street should remain as they are. With more housing already being developed, there will be an influx of foot traffic in Erskineville and I don't believe the existing infrastructure in Erskineville is accomodating of this.

Increasing the building height limits will increase foot traffic in an area where pedestrian safety is already an issue. The footpaths in Erskineville that haven't been newly installed don't have much room for much pedestrians. An example where this is a safety issue is Bridge st, with many people, including children, using this street to make their way to the station and Erskineville Public School. Many pedestrians are walking on the road and bike lane on the way to the station. I don't think the new Erskineville train station entrance will do much to resolve this as the most dangerous part of the street is the corner of Bridge st and Victoria st where pedestrians are stepping onto the road to walk on the western footpath, sometimes stepping onto oncoming traffic.

Another concern is vehicle traffic in Erskineville and Alexandria. The roads in Erskineville and Mitchell road have not been set up for high density living. Increasing the building height limits from what is currently permitted will worsen the issue. As a former resident of Mascot, living near Mascot station, creating high density living areas relying on roads that are used as passageways to other areas will create traffic bottlenecks. The introduction of the bike lane on Mitchell rd, making north bound traffic a single lane has already worsened traffic.

Thanks,  
An Erskineville resident

**From:** Margot <[REDACTED]> on behalf of Margot <[REDACTED]> <Margot <[REDACTED]>

**Sent on:** Friday, December 1, 2023 4:30:31 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symons,

**As a resident of Metters St., Erskineville and City of Sydney LGA, I object in the strongest terms to the proposed Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842 on the basis of the following:**

1. Unjustified additional height and bulk inconsistent with the approved concept plan and LEP heights for the area.
2. Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.
3. Visual amenity impacts resultant from the additional building massing, particularly for residents of 74 Macdonald Street.
4. The loss of amenity and enjoyment of existing residential apartments at 74 Macdonald Street with regard to sky views and building separation.
5. The very large mansard style roof amplifies the bulk of the building and offers unnecessary height and bulk intrusion beyond the height of the approved concept plans.

**Recommend:**

That the Concept Development Application D/2015/966/G be refused and that the Detailed Development Application D/2023/842 be significantly amended to conform to the approved height and envelopes of the already approved concept plans for the subject site.

**Details:**

**CONCEPT DA D/2015/966/G**

Street wall height increase from 5 to 7 storeys

- The additional street wall height is an arbitrary application, not considering the scale and grain of the neighbourhood. The predominant scale of Macdonald Street is five storeys, with additional height set back from the street wall.
- The application reports have no consideration of the street wall height and rhythm of Macdonald Street. The context of the neighbourhood is completely ignored.
- There are overshadowing impacts increased in the morning to the west and afternoon to the east, including additional overshadowing of the proposed McPherson Park.
- The density of the neighbourhood means enjoyment of public space, including streets and parks, is critical. Additional impacts to amenity because of increased bulk must be considered in this context.
- The Statement of Environmental Effects simply lists impacts, and does not justify them appropriately.

**Overall height increase to 8 storeys**

- The additional height is not consistent with the original intent of the neighbourhood.
- The additional height is inconsistent with the scale of surrounding buildings.
- Application of 8 storeys around the proposed McPherson Park was intended to be limited. This application extends that height substantially along Macdonald Street away from the park.
- The concept drawings do not show an analysis of the broader neighbourhood, only the area around the proposed park. This seeks to minimise the effect of the increase in height by not showing the scale of surrounding built form.
- The design report for the increase in height arbitrarily summarises that the additional mass 'adds amenity'. This is an incorrect statement and ignores the planned and existing amenity of residents at 74 Macdonald Street – notably access to sky, light and an understanding of building separation as per the approved concept plan. The statement that the additional mass 'adds amenity' is wrong. The City of Sydney should not be swayed by simplistic urban arguments that do not pay attention to existing approvals or to the existing and intended pattern of street wall heights and building bulk along Macdonald Street.

I trust the council will take this and other objections from our community into account.

Kind regards,  
Margot Dunphy.

1 Metters Street Erskineville, 2043 NSW

( [REDACTED] )

**From:** Nichole B <[REDACTED]> on behalf of Nichole B

<[REDACTED]> <Nichole B <[REDACTED]>

**Sent on:** Friday, December 8, 2023 3:09:41 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Jessica,

My name is is a Nichole and I am a resident at the OneA building on 5 Hadfields Street.

I am writing to strongly object to the expanded scope of the works proposed at 155 Mitchell Road, specifically to increase street wall height from 5 stories to 7 stories, and another section from 7 stories to 8 stories.

Several residents, including myself, who previously believed their view and privacy would be maintained are now learning this may very well not be the case. This unpleasant surprise impacts a sense of residential safety and well-being.

This increase in scope for one of several buildings, particularly at the beginning of this long term project, may set a dangerous precedent for subsequent buildings to be constructed as part of the same project.

Please reject this novel proposal.

Thank you,

Nichole

**From:** Nicola McAlpine <[REDACTED]> on behalf of Nicola McAlpine  
<[REDACTED]> <Nicola McAlpine <[REDACTED]>

**Sent on:** Thursday, December 14, 2023 12:24:48 PM

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

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symons

Thank you for the chance to respond to the above mentioned planning application at 155 Mitchell Road, Erskineville, NSW 2043.

As an owner in 74 MacDonald St, that will be directly overlooked by the new development in Block E, I would like to register my second objection to the proposed changes to the approved Plans. In particular, i would like to object to the wall height increase listed as D/2015/966/G revisions for the following reasons:

- The visual impact from the increase in the wall from 5 floors to 7 floors will negatively impact the residents of CASA I & CASA II directly obstructing light and open sky.
- Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.
- This will result in the loss of enjoyment of the existing building and amenity for residents of 74 MacDonald St
- In conclusion, given this significant wall height increase was not included in the original planning application, it may be deemed unnecessary and unjustified as an amendment to the approved plans

I thank you for your consideration in these matters and will await the decision of the Council on the proposed changes to the application.

Best regards

**Nicola McAlpine**  
709/74 MacDonald St,  
Erskineville, NSW 2043

**From:** Nyree Hopley <[REDACTED]> on behalf of Nyree Hopley <[REDACTED]> <Nyree Hopley <[REDACTED]>

**Sent on:** Saturday, December 9, 2023 1:09:38 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

I object to the increase in floor height/amount of floors in the building in this proposal.

It sets a precedent for future buildings and will reposition Erskineville & Alexandria as a more high density population. As other buildings previously met the restriction, owners have chosen to move in to this area due to the understanding that the area will remain this way.

Thank you for considering our views.

Resident of Erskineville, 5 Hadfields St

Kind Regards

Nyree Hopley  
Sent from my iPhone

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

**Sent on:** Wednesday, November 29, 2023 4:05:27 PM

**To:** council@cityofsydney.nsw.[REDACTED]

**Subject:** Feedback on development proposal

**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.

Applicant name: Coronation Property Co Pty Ltd

Reference number: D/2015/966/G

Site address: 155 Mitchell Road, ERSKINEVILLE NSW 2043

Thank you for the opportunity to comment on the Section 4.55(2) modification of concept approval consent relating to Block E (between Metters and MacDonald Sts) to increase the overall height in storeys of the southern building from 7 to 8 storeys plus height of roof forms.

I object to the increase in building height and, the subsequent Street wall, for the following reasons:

- The Ashmore Estate has already exceeded height restriction initially agreed between Council and residents (Friends of Erskineville and petition to local government);
- The broader neighbourhood is one of the most densely-populated communities in Australia;
- The buildings in the immediate vicinity of Block E are in reasonable harmony, however, the proposal to raise the height as outlined will have a negative impact on apartments that currently have some visual aspect of green space.
- Approval to increase building height will set a precedent for other developments in the neighbourhood.

While I appreciate the urgency for housing supply, this area has already taken its share of apartment density.

Kind regards

[REDACTED]

**From:** Purcell <[REDACTED]> on behalf of Purcell <[REDACTED]> <Purcell <[REDACTED]>

**Sent on:** Tuesday, December 12, 2023 9:11:07 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G and D/2023/842 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symons,

As a resident of the Casa 2 building at 74 MacDonald St, Erskineville NSW 2043, I object to the proposed Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842. My main objections lie in the unnecessary increase to height for the street wall, and overall building height to 8 storeys.

Given the original building plans, and the considerations already made for the character and amenity of the neighbourhood, it seems egregious and disingenuous of the developer to request changes to the plans at this late stage. There is no justifiable reason to increase the height of the buildings, other than for the developer to increase their profits - at the expense of the local environment, not to mention the already struggling infrastructure of the local village, roads, and public transport.

A summary of mine, and my neighbours objections are below:

1. Unjustified additional height and bulk inconsistent with the approved concept plan and LEP heights for the area.
2. Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.
3. Visual amenity impacts resultant from the additional building massing, particularly for residents of 74 Macdonald Street.
4. The loss of amenity and enjoyment of existing residential apartments at 74 Macdonald Street with regard to sky views and building separation.
5. The very large mansard style roof amplifies the bulk of the building and offers unnecessary height and bulk intrusion beyond the height of the approved concept plans.

I request in the strongest terms that City of Sydney reject the development applications.

Kind regards,

Purcell Won



**From:** Ray Chong <[REDACTED]> on behalf of Ray Chong <[REDACTED]> <Ray Chong <[REDACTED]>

**Sent on:** Tuesday, December 12, 2023 3:59:40 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**CC:** Rayne Lim <[REDACTED]>

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symons,

I trust this email finds you well. My name is Chen Chong, and I am the landlord of the property located at 515/7 Metters Street, Erskineville NSW 2043. I am writing to formally submit my concerns regarding the Development Application (DA) D/2015/966/G for the proposed increase in street wall height at 155 Mitchell Road.

Having reviewed the details of the DA, I am particularly concerned about the potential impact this development may have on my property and the well-being of my tenants. The proposed increase in street wall height, from 5 storeys to 7 storeys, raises several concerns, including but not limited to sunlight access and obstructed views for the residents of 515/7 Metters Street.

I would like to emphasise that when I purchased this property, the decision was informed by the existing conditions, notably the neighboring building's height, which currently stands at level 4. The proposed increase in street wall height has the potential to significantly alter the character of the neighborhood and adversely affect the quality of life for the residents at 515/7 Metters Street.

I kindly request that my concerns, including the impact on views and the deliberate consideration of existing conditions, be officially recorded and taken into consideration during the review of the DA D/2015/966/G. As the property owner, I am invested in ensuring the continued quality of life for my tenants and the sustained value of the property.

Could you please confirm the appropriate channels or provide the necessary forms for submitting these concerns officially within the DA process? Additionally, any relevant information or updates on the proposed development would be greatly appreciated.

Thank you for your time and attention to this matter. I look forward to your guidance and any assistance you can provide in addressing these concerns effectively.

Sincerely,

CHEN TOW CHONG  
[REDACTED]

**From:** Rebecca Main <[REDACTED]> on behalf of Rebecca Main  
<[REDACTED]> <Rebecca Main <[REDACTED]>

**Sent on:** Monday, December 11, 2023 1:55:55 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 live at 74 MacDonald St, Erskineville NSW 2043 (Unit 703) and I'm writing regarding my concerns for this application.

I am concerned at the height increases for the proposal, especially because the height isn't about better density housing and it will impact on our views and backyard with respect to sunlight received. Our communal backyard is facing the Park and will have less light and higher buildings looming over us. We use this space with our dog daily and I love it. Having less skyline and less sun will impact the gardens growth as well.

This is the same issues I have raised for the DA = D/2023/842

Thanks,  
Rebecca Main

**From:** Sam HE <[REDACTED]> on behalf of Sam HE <[REDACTED]> <Sam HE <[REDACTED]>

**Sent on:** Wednesday, December 13, 2023 10:30:27 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

Hi,

I am a resident at MacDonald Street, Erskineville.

I have recently received couple DA notifications regarding the development at 155 Mitchell Road Erskineville, and it concerns me as a resident at the surrounding building. The additional height of both the building and street walls creates inconsistency between the development block and its surrounding buildings, which detracts the block from the intended character and damage the visual amenity of the neighborhood. Therefore, I believe the original approved masterplan should be followed and any unjustified modification to the plan should not be accepted.

Please kindly let me know if you need more information or have any question regarding this feedback, thank you.

DAs of concern:

- D/2015/966/G

- D/2023/842

Kind regards,

Shan He

Contact Email: [REDACTED]

Contact Number: [REDACTED]

**From:** Sophie <[REDACTED]> on behalf of Sophie <[REDACTED]> <Sophie <[REDACTED]>

**Sent on:** Sunday, December 3, 2023 7:20:50 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symon,

The proposed modification to Block E would see these buildings have an even greater visual dominance on the Erskinville/Alexandria landscape along Mitchell Road. These buildings are already several storeys higher than the existing surrounding development, and permitting an increase in street wall height would dominate the streetscapes. The current proposal with setbacks along the street wall for the upper storeys reduces the visual bulk of the buildings creating an urban environment that is more appealing both for the residents of these buildings and their neighbours who wish to continue to enjoy their neighbourhood.

While I appreciate that this is outside the scope of the of this modification application, frequent, reliable and useful public transport options are severely lacking in this part of the City, and the local roads are already straining with traffic. This development will significant increase in the number of people moving in and out of this area. While we are close to 2 train stations (St Peters and Erskinville), there is only one bus route that goes into the CBD - the 308 bus route - which runs infrequently outside of peak hours, only goes as far as Central Station, and is frequently up to 15min late. I appreciate that the operation of public transport is managed by the State Government, but if Council is going to approve these developmens then there needs to be adequate resources to support the local neighbourhood to ensure the overall liveability of an area is maintained.

Sincerely,  
Sophie Jennings

**From:** Steven Walker <[REDACTED]> on behalf of Steven Walker  
<[REDACTED]> <Steven Walker <[REDACTED]>

**Sent on:** Monday, December 11, 2023 2:50:00 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G and D/2023/842 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Symons,

As a resident of the Casa 2 building at 74 MacDonald St, Erskineville NSW 2043, I object to the proposed Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842. My main objections lie in the unnecessary increase to height for the street wall, and overall building height to 8 storeys.

Given the original building plans, and the considerations already made for the character and amenity of the neighbourhood, it seems egregious and disingenuous of the developer to request changes to the plans at this stage. There is no justifiable reason to increase the height of the buildings, other than for the developer to increase their profits - at the expense of the local environment, not the mention the already struggling infrastructure of the local village, roads, and public transport.

A summary of mine, and my neighbours objections are below:

1. Unjustified additional height and bulk inconsistent with the approved concept plan and LEP heights for the area.
2. Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.
3. Visual amenity impacts resultant from the additional building massing, particularly for residents of 74 Macdonald Street.
4. The loss of amenity and enjoyment of existing residential apartments at 74 Macdonald Street with regard to sky views and building separation.
5. The very large mansard style roof amplifies the bulk of the building and offers unnecessary height and bulk intrusion beyond the height of the approved concept plans.

I request in the strongest terms that City of Sydney reject the development applications.

Kind regards,

Steven Walker

**From:** Suzi Bellas <[redacted]> on behalf of Suzi Bellas  
<[redacted]> <Suzi Bellas <[redacted]>  
**Sent on:** Tuesday, December 12, 2023 10:30:34 AM  
**To:** dasubmissions@cityofsydney.nsw.[redacted]  
**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons  
**Attachments:** SP99369 - Submission.pdf (500.22 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 Jessica,

Please find attached submission with regards to DA D/2015/966/G

On behalf of Strata Plan 99369 at 74 Macdonald Street, Erskineville.

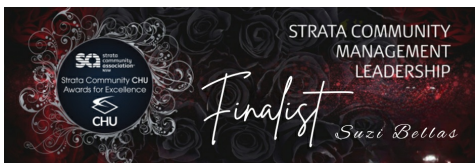
Thank you



**SUZI BELLAS**  
Associate Director  
[netstrata.com.au](http://netstrata.com.au)



☎ [redacted]  
✉ [redacted]  
🏠 298 Railway Parade, Carlton NSW 2218  
After Hours Emergency: 1300 663 760



Date: 12 December 2023

City of Sydney Council  
Submission - DA D/2015/966/G  
Att: Jessica Symons

**RE: Submission to Development Application D/2015/966/G Modification of concept approval consent relating to Block E and Development Application D/2023/842 Stage 2 Development Application for Block F.**

To Whom it may concern,

I write this submission on behalf of the Owners Corporation of Strata Plan 99369 located at 74 Macdonald Street, Erskineville.

The proposed Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842 are objected on the basis of:

1. Unjustified additional height and bulk inconsistent with the approved concept plan and LEP heights for the area.
2. Additional height to the Macdonald and Metters street walls, which detract from the intended character and amenity of the neighbourhood.
3. Visual amenity impacts resultant from the additional building massing, particularly for residents of 74 Macdonald Street.
4. The loss of amenity and enjoyment of existing residential apartments at 74 Macdonald Street with regard to sky views and building separation.
5. The very large mansard style roof amplifies the bulk of the building and offers unnecessary height and bulk intrusion beyond the height of the approved concept plans.

Recommendation:

That the Concept Development Application D/2015/966/G be refused and that the Detailed Development Application D/2023/842 be significantly amended to conform to the approved height and envelopes of the already approved concept plans for the subject site.

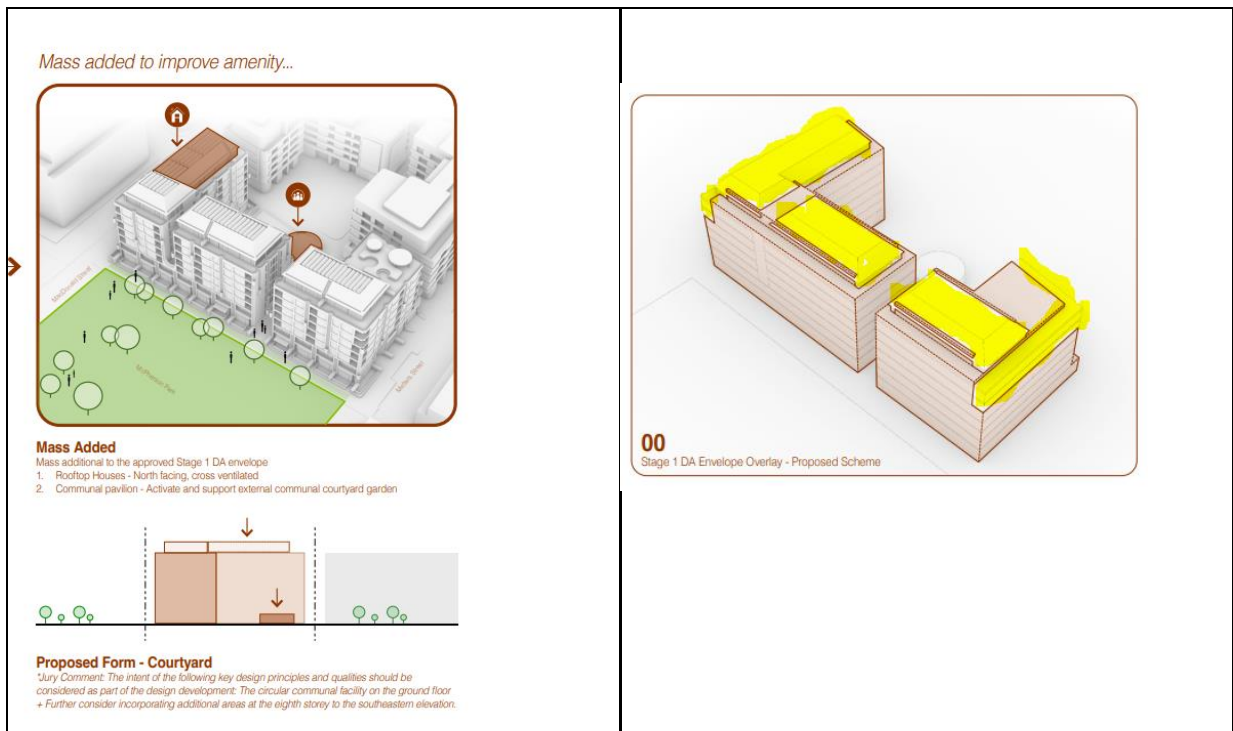
**CONCEPT DA D/2015/966/G**

**Street wall height increase from 5 to 7 storeys**

- The additional street wall height is an arbitrary application, not considering the scale and grain of the neighbourhood. The predominant scale of Macdonald Street is five storeys, with additional height set back from the street wall.
- The application reports have no consideration of the street wall height and rhythm of Macdonald Street. The context of the neighbourhood is completely ignored.
- There are overshadowing impacts increased in the morning to the west and afternoon to the east, including additional overshadowing of the proposed McPherson Park.
- The density of the neighbourhood means enjoyment of public space, including streets and parks, is critical. Additional impacts to amenity because of increased bulk must be considered in this context.
- The Statement of Environmental Effects simply lists impacts, and does not justify them appropriately.

**Overall height increase to 8 storeys**

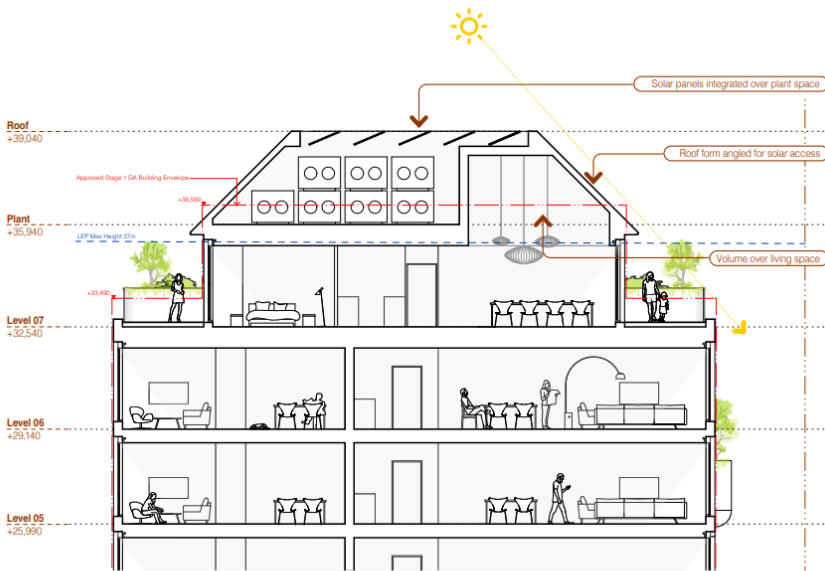
- The additional height is not consistent with the original intent of the neighbourhood.
- The additional height is inconsistent with the scale of surrounding buildings.
- Application of 8 storeys around the proposed McPherson Park was intended to be limited. This application extends that height substantially along Macdonald Street away from the park.
- The concept drawings do not show an analysis of the broader neighbourhood, only the area around the proposed park. This seeks to minimise the effect of the increase in height by not showing the scale of surrounding built form.
- The design report for the increase in height arbitrarily summarises that the additional mass 'adds amenity'. This is an incorrect statement and ignores the planned and existing amenity of residents at 74 Macdonald Street – notably access to sky, light and an understanding of building separation as per the approved concept plan. The statement that the additional mass 'adds amenity' is wrong. The City of Sydney should not be swayed by simplistic urban arguments that do not pay attention to existing approvals or to the existing and intended pattern of street wall heights and building bulk along Macdonald Street.



**DETAILED DESIGN PROPOSAL D/2023/842**

**Concept:**

- Question viability of suspended trees, particularly those over communal lanes, with regard to wind, viability of growth, ongoing increase in weight as tree matures, resultant maintenance and appearance. A simpler design approach would be more suitable to the functional aesthetic of Erskineville.
- The scale of roof levels and the obtrusive mansard is inconsistent with the character of Erko. The raked roof is dominating and detracts from the simple character of residential apartment buildings within the locality. A simpler design approach would be more suitable to the functional aesthetic of Erskineville.



**Detail Roof Section**  
 1:100 @ A3

- The proposal seeks to preference amenity for its own residents to the detriment of the broader neighbourhood. A more communal consideration of amenity, and applying a less selfish design approach would help to provide a basis for reduced bulk consistent with the approved concept plans.



**Additional height proposed simply to maximise floor space ratio:**

- In trying to maximise FSR on the site, the height provisions have been substantially breached. FSR is an upper limit, and should not be the driver of design outcomes. The character of the neighbourhood has not informed the design response.

**Height adjacent to Casa II:**

- The application proposes two additional storeys adjacent to Casa II in lieu of the intended consistent maximum height of 7 storeys. The plant level is particularly large and bulky and its architectural resolution with use of mansard roof increases the bulk of the building.
- The application is over the LEP height and Stage 1 concept DA approval height.
- Open balconies to two levels at the corner of the building does nothing to diminish the appearance of the bulk.

**Design Excellence Panel:**

- The design excellence panel noted in its awarding of the preferred design that: **“The transition in height to neighbouring blocks should not be compromised”**.
- This aspect of the design recommendations has been completely ignored in the proposed development.

**Macdonald Street wall height:**

- The proposal blatantly ignores the intended street wall conditions for Macdonald Street. The design report makes no serious intent to justify the variation in street wall height or overall height. Simplistic urban arguments are wrong and diminish the certainty of professionalism in the project.

All the below diagrams achieve is to demonstrate that the project is over height. The intended transition in form, through minor balcony treatments, in no way diminishes the bulk of the building. This damages the enjoyment of amenity for residents at 74 Macdonald Street.

# 03

## Principle 2: Built Form and Scale



**Street Wall - MacDonald Street**

It is proposed to vary the Stage 1 DA envelope by prioritising the park frontage building height rather than the secondary streets. The resulting form provides a clear marker to the public park. This approach aligns with the intent of the urban design principle of:

**Transition of Building Heights' in Section 5.5.2 of the DCP:**

Locate higher buildings surrounding McPherson Park (the main public park).

Along MacDonald Street it can be seen in the adjacent diagram that the Stage 1 DA envelope generally aligned with the adjacent building street wall. It should be noted that the approved Stage 1 DA envelope does not nominate any RL for these side street walls relying only on a number of storeys. As such, it could be viewed that some flexibility exists to vary these street wall heights.

Open corner balconies are proposed to mark the previous secondary street wall heights to further dissolve and feather the upper levels. Views to the sky are increased through these open corner balconies. The open corner balconies align with and emphasise the established street wall to MacDonald Street providing a balance between this lower level and the park frontage.



**Elevation - South STG1DA/Competition**



**Elevation - South Proposed**

**Setback to Macdonald Street:**

- 3 metres deep soil at Macdonald Street. Areas of additional planting and reduced hard paved areas would help to shroud the building at ground level whilst still offering resident outdoor amenity.
- Additional planting areas would help to minimise impacts of urban heat and offer localised shade benefits to residents.

**Metters Street wall height:**

- Substantially taller form opposite two storey terrace product. Additional two storeys to the street plus additional occupiable storey and plant level with minor set back.

The Ashmore Precinct is unique in its consistent approach to scale and density. This has been achieved through the consistent delivery of built form elements such as a consistent pedestrian friendly 5 storey street wall height, recessive upper level setbacks and recessive plant room elements within the LEP height plane.

Ultimately, the Ashmore precinct has been successful due to the consistent application of the masterplan principles set by the City of Sydney in the Stage 1 Concept Plan.

As such, we kindly request that the City of Sydney give careful consideration to these changes and take into consideration the items mentioned in this letter.

Sincerely  
NETSTRATA



Suzi Bellas  
Associate Director | Direct: [REDACTED] | Email: [REDACTED]

**From:** Suzi Bellas <[redacted]> on behalf of Suzi Bellas  
<[redacted]> <Suzi Bellas <[redacted]>  
**Sent on:** Tuesday, December 12, 2023 10:17:32 AM  
**To:** dasubmissions@cityofsydney.nsw.[redacted]  
**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons  
**Attachments:** SP95991 - Submission .pdf (567.31 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 Jessica,

Please find attached submission with regards to DA D/2015/966/G

On behalf of Strata Plan 95991 at 7 Metters Street, Erskineville.

Thank you



**SUZI BELLAS**

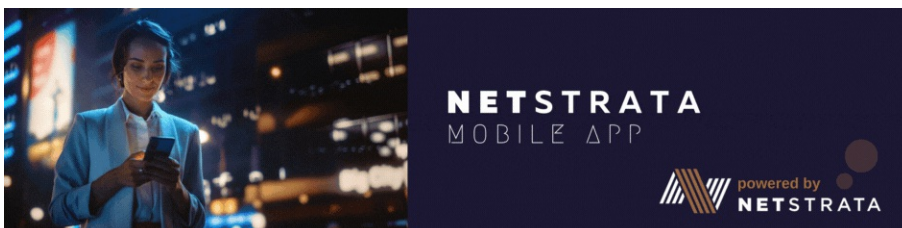
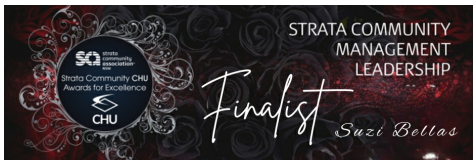
Associate Director

[netstrata.com.au](http://netstrata.com.au)



298 Railway Parade, Carlton NSW 2218

After Hours Emergency: 1300 663 760



City of Sydney Council

Submission - DA D/2015/966/G

Att: Jessica Symons

Date: 10 December 2023

**RE: Submission to Development Application D/2015/966/G Modification of concept approval consent relating to Block E and Development Application D/2023/842 Stage 2 Development Application for Block F**

To Whom it may concern,

I write this submission on behalf of the Owners Corporation of Strata Plan 95991 located at 7 Metters Street, Erskineville.

We are generally supportive of the proposed development, and support the resulting supply and delivery of quality high density housing in the area. We also support the delivery of the high quality public domain as part of the development.

However, there are 3 elements of the proposed development that we have concerns with.

1. Additional height above the LEP height plane.
2. Increase in extent of 8 storey roof elements.
3. Additional street wall height to Metters Street.
4. Additional building wall height to the western boundary adjoining Casa 1.

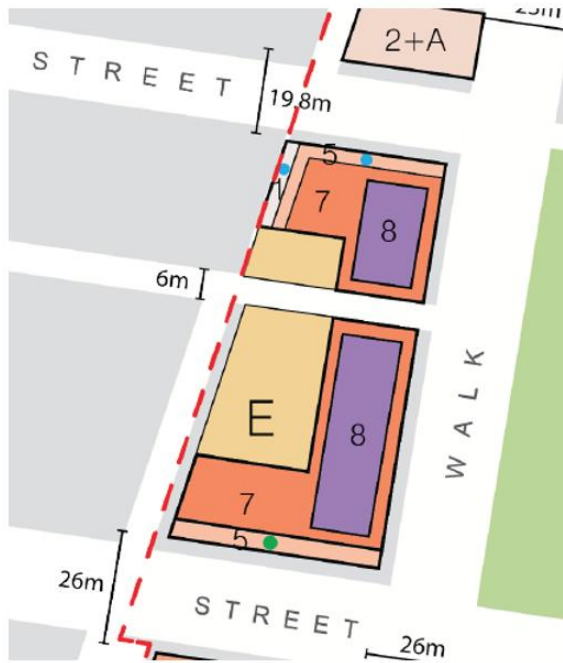
A summary of our concerns are outlined below.

1. **Additional height above the LEP height plane** – We object to the proposed built form intrusion above the LEP height plane.

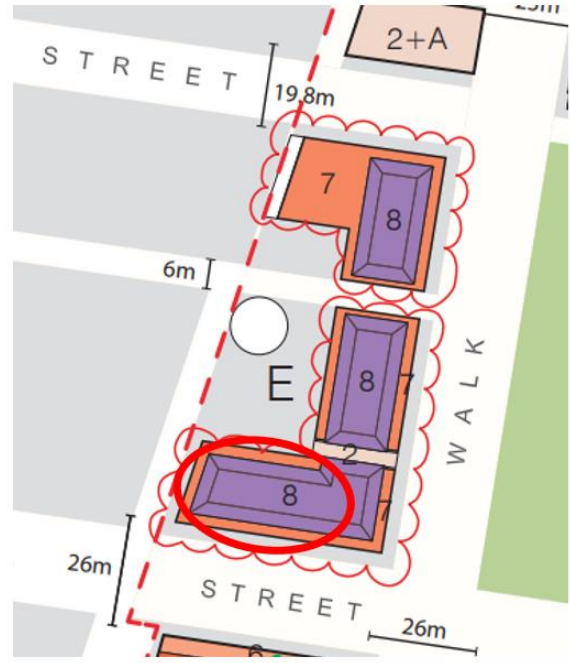


Why:

- Increased overshadowing - The roof feature plant enclosure is above the approved height plane and will create additional overshadowing to the east facing apartments on Casa 1
  - Increased bulk and scale - The pitched “roof feature” is clumsy and out of character with surrounding developments.
  - Visual intrusion - The roof feature is visually intrusive compared to other developments in the area and is out of character with the architecture of the precinct.
  - Reduced outlook from apartments - The roof feature plant enclosure is above the approved height plane and will reduce outlook to the east and south facing apartments in Casa 1
2. Increase extent of 8 storey roof element – We strongly object to the proposed increase of 8 storeys along McDonald Street.



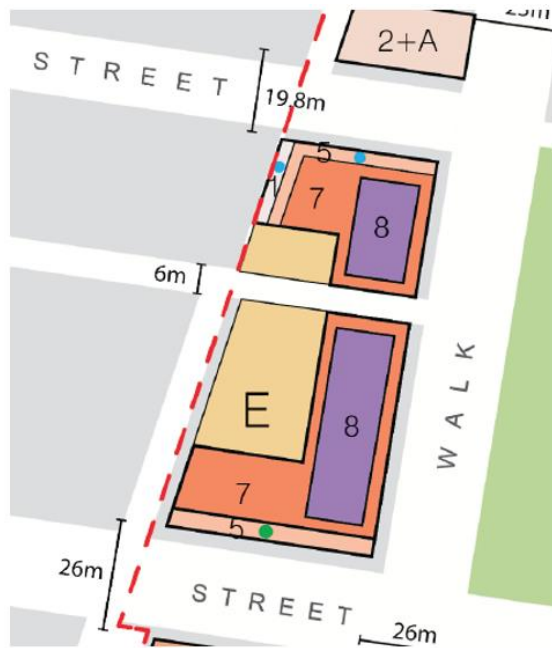
Approved Stage 1 Concept DA Building Heights



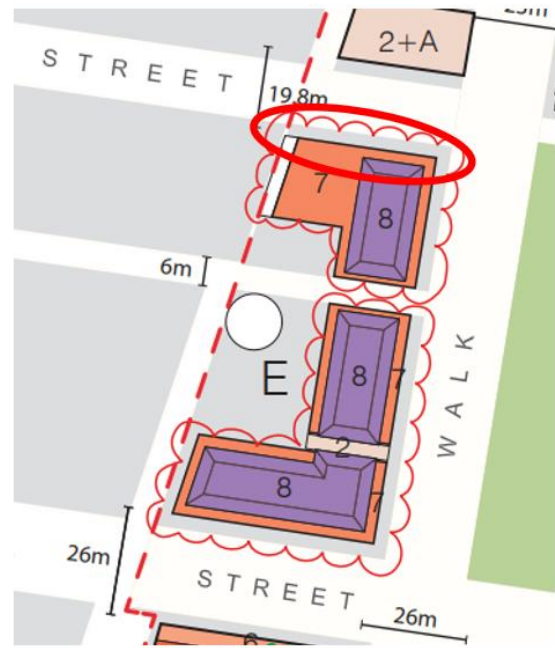
Proposed Stage 1 Concept DA Building Heights

Why:

- Increased bulk and scale - The pitched “roof feature” is clumsy and out of character with surrounding developments.
  - Visual intrusion - The roof feature is visually intrusive compared to other developments in the area and is out of character with the architecture of the precinct.
  - Reduced outlook from apartments - The roof feature plant enclosure is above the approved height plane and will reduce outlook to the south-east facing apartments in Casa 1
3. Increased street wall height to Metters Street – We strongly object to the increased street wall height from 5 storeys to 7 storeys.



Approved Stage 1 Concept DA Building Heights



Proposed Stage 1 Concept DA Building Heights

Why:

- Impact on character of Metters St – as noted above, Metters St is unique in that it has a consistent 5 storey street wall scale character, with recessed upper levels. The submitted scheme proposes to increase the street wall height to 7 storeys. This will be inconsistent with the rest of Metters Street and detract from the character and human scale established in the wider precinct. The proponent's justification for the increase in street wall height was that buildings in adjacent blocks to the east have higher street wall heights. This has already been recognised through the allowance of 7 storey street wall height to Kooka Walk in the approved stage 1 concept plan. Extending the increased wall height along Metters Street has no urban design justification and will in fact have a negative visual impact on the street.

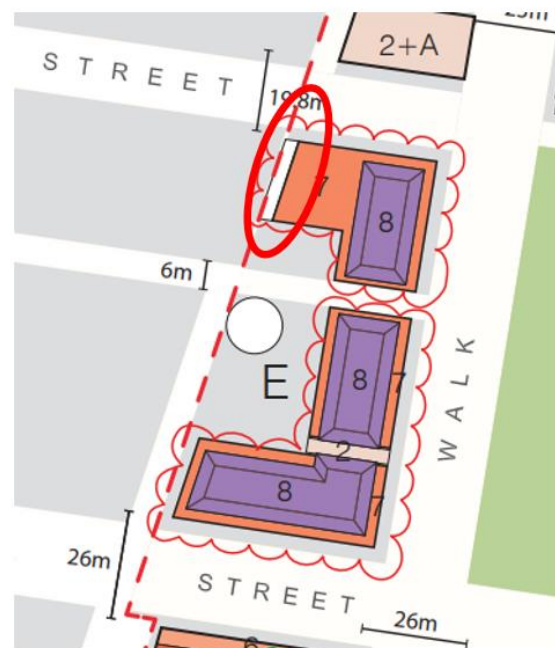
The only other justification provided by the proponent is that *additional street wall height is the direct result of the pursuit of the additional GFA allowable when a design excellence process is undertaken*. This is not a valid urban design argument and will not contribute to the delivery of design excellence in the precinct. There is no urban design justification for the increase street wall height.
- Increased bulk and scale – The current built form controls are highly successful in transitioning from low scale existing residential to medium rise apartments through a series of scale transitions including street wall controls and upper level setbacks. The proposed increase of the street wall height would detract from this character and create a less sympathetic transition in scale and be more visually intrusive. In particular, Metters Street can be held up as a very successful example of transition low scale residential interface with terraces and midrise apartments. This is achieved through a consistent and gradual stepping in scale and building form from single and two storey residential dwellings up to 8 storey apartments, utilising a stepped street wall of 5 storeys and recessed upper levels. This creates a human scale character similar to that found in European cities.

- Increased overshadowing & reduce solar access – the increase street wall height will increase overshadowing to the level 7 outdoor terrace and apartments along the eastern façade of Casa 1 during morning hours.
- Reduced privacy – the increased street wall height will result in overlooking to the level 7 outdoor terrace and to the level 8 apartments.
- Reduced outlook – the increased street wall height will reduce outlook to level 7 and level 8 apartments towards the north east compared to the currently approved stage 1 concept masterplan.

4. Increased wall height to western façade – We object to the building wall height increase from 5 storeys to 7 storeys.



Approved Stage 1 Concept DA Building Heights



Proposed Stage 1 Concept DA Building Heights

Why:

- Reduced privacy – the increased building wall height will result in reduced building separation above level 5 as compared to the approved Stage 1 Concept Plan. This will result in reduced visual and acoustic privacy between the buildings. This would result in a reduction in amenity to a number of apartments compared to the approved Stage 1 Concept Plan.
- Increased overshadowing & reduction in solar access – the increase in building form will result in reduced solar access for east facing apartments in Casa 1. This would result in a reduction in amenity to a number of apartments compared to the approved Stage 1 Concept Plan.
- Increased bulk and scale - The proposed increase wall height would create a bulkier building form and be more visually intrusive. This would result in a negative impact on the over all character of Metters Street.

## Conclusion



We are supportive of the excellent masterplanning by the city of Sydney, which has created an exemplar precinct that is a highly desirable, liveable environment located within an existing residential neighbourhood.

The Ashmore Precinct is unique in its consistent approach to scale and density. This has been achieved through the consistent delivery of built form elements such as a consistent pedestrian friendly 5 storey street wall height, recessive upper level setbacks and recessive plant room elements within the LEP height plane.

Ultimately, the Ashmore precinct has been successful due to the consistent application of the masterplan principles set by the City of Sydney in the Stage 1 Concept Plan.

As such, we kindly request that the City of Sydney give careful consideration to these changes and take into consideration the items mentioned in this letter.

Sincerely

NETSTRATA



Suzi Bellas

**Associate Director | Direct:** [REDACTED] **| Email:** [REDACTED]

**From:** Tom Webb <[REDACTED]> on behalf of Tom Webb <[REDACTED]> <Tom Webb <[REDACTED]>

**Sent on:** Monday, December 4, 2023 8:06:52 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

To whom it may concern,

I have thoroughly enjoyed living in Erskineville since August 2020. Erskineville has a fabulous range of parks (particularly Sydney Park which is one of the green spaces in greater Sydney that I find large enough for medium distance running which is my preferred form of exercise).

As my life progresses I am now entering a period where I am hoping to start a family. This obviously requires living space appropriate for a family. Erskineville currently has an intriguing range of property values where one bedroom apartments of 70+m2 are valued at \$700-750k, however, three bedroom apartments of less than 140m2 are \$1.6M+. It appears to me that this is a substantial market distortion, presumably influenced by a substantial lack of supply of multi bedroom apartments compared to the demand.

On this basis I would urge council to not just approve this request but to push the developers to investigate options for further height increases that could support high quality, spacious multi bedroom apartments targeted at supporting families live in the Erskineville area enjoying the parks, green space, public transport, cafes and restaurants that I have had the opportunity to enjoy over the last three years. No doubt this will be too late for my fiancée and I but perhaps there is an opportunity for families, 5, 10, 50 and 100 years from now.

Regards,  
Tom

**From:** Vass Tsiakalis <[REDACTED]> on behalf of Vass Tsiakalis <[REDACTED]> <Vass Tsiakalis <[REDACTED]>

**Sent on:** Wednesday, November 29, 2023 10:02:10 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

To Whom It May Concern,

I am writing to formally express my opposition to the proposed modifications under development application D/2015/966/G for 155 Mitchell Road, Erskineville.

The proposed increase in street wall height along Metters and MacDonald Streets from 5 to 7 storeys, and the elevation of the overall height of the southern building from 7 to 8 storeys, along with the alteration of roof forms, presents significant concerns. These changes will not only alter the character and aesthetic of the Erskineville area but also bring about several adverse impacts:

1. **Visual Impact:** The increased height and density will disrupt the existing streetscape and skyline, overshadowing smaller-scale residential and heritage buildings.
2. **Environmental and Privacy Concerns:** The additional height will likely result in reduced sunlight for neighbouring properties and invade the privacy of residents living in adjacent buildings.
3. **Increased Traffic and Congestion:** The additional density will exacerbate traffic and parking issues in an already densely populated area.
4. **Community Character:** Erskineville is known for its village-like atmosphere. The proposed scale of development is inconsistent with this character.
5. **Precedent for Future Development:** Approval of this development sets a concerning precedent for future high-rise developments in the area, potentially leading to overdevelopment.

The development, as proposed, appears to contravene local planning guidelines that are in place to maintain the unique character and livability of Erskineville. I urge the council to consider the long-term impacts of such a significant change to our community's landscape.

I, along with other concerned residents, request that this application be reconsidered to align more closely with the existing community standards and expectations.

Thank you for considering my submission. I look forward to your response on this matter.

Yours sincerely,

Vass Tsiakalis  
3203/2 Nassau Lane, Erskineville NSW 2043  
[REDACTED]

**From:** Weijie Wang <[REDACTED]> on behalf of Weijie Wang

<[REDACTED]> <Weijie Wang <[REDACTED]>

**Sent on:** Saturday, December 2, 2023 9:34:23 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

I would like to object to the proposed application to revise the height of the buildings covered under this development application.

List of objections below.

- The heights of the buildings relative to other buildings were set with the original DA. Revision of this magnitude should require a new development rather than a revision, as this is a very substantial increase in occupants, heights, traffic, overshadowing etc.

- the procedure to change the heights, which is a substantial change to building bulk and scale will not receive the same community scrutiny as the original DA. This major change is being pushed through with inadequate documentation - a letter with a site address that few would associate with the actual building in question.

- Pushing the heights up of these buildings (building E) will destroy the bulk and scale modulation around the central park. In the proposed scheme all buildings will be 8 storeys, instead of the substantial modulation in heights originally granted.

- The central park between Kooka and Foundry streets will receive less sunlight, rendering the park less habitable.

- The increase in heights will likely result in an increase to wind at ground level, caused by the tall buildings surrounding the park and streets. This channeling and downward wind effect is already apparent in the area. The current proposal will increase this effect as the approved buildings are finished. A further increase in building height will further exacerbate this issue.

- A further increase in the number of apartments will add additional local traffic pressure. There are already issues with high congestion on Mitchell Road and surrounding streets. Has a new traffic study been done?

- Apartments were sold based on the approved development application with current heights. Changing the density and heights of these buildings at this stage is inappropriate.

**From:** [redacted] <[redacted]> on behalf of [redacted]  
<[redacted]> <[redacted]>

**Sent on:** Monday, December 11, 2023 1:53:42 PM

**To:** dasubmissions@cityofsydney.nsw.[redacted]

**Subject:** Submission - D/2015/966/G and D/2023/842- 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 Jessica,

I am writing to you as a concerned owner of the adjoining residential block to that which is subject to your DA: D/2015/966/G and D/2023/842.

I am an owner of an [redacted]

Whilst I applaud the design expertise of the revised design to 155 Mitchell Road Erskineville, I object to it on the following grounds:

Issue 1: The revised DA takes additional height above the Local Environmental Plan height plane. Ramifications are:

- Increased overshadowing to surrounding properties, namely 7 Metters Street
- The additional design is disproportionately bulky and the scale is incongruent to the rest of Metters Street
- Visual intrusion to 7 Metters Street and out of character with the rest of the Ashmore precinct
- Reduced outlook from apartments, particularly levels 7 and 8 East/South of Casa I (7 Metters Street)

Issue 2: DA for 8 storey roof elements along McDonald Street. I object on the following grounds:

- The additional design is disproportionately bulky and the scale and design is incongruent to the rest of the precinct
- Visual intrusion to the surrounding precinct
- Reduced outlook from apartments in the South East corner of 7 Metters Street. The roof feature is also above the approved height plane.

Issue 3: Additional street wall height to Metters Street. I object on the following grounds:

- The additional street wall height impacts the design and aesthetics of Metters Street. Current structures of Metters Street are equivalent in height and setbacks, whereas the proposed DA greatly impacts the character, balance and design of Metters Street
- The additional design is disproportionately bulky and the scale and design is incongruent to the rest of Metters Street
- The additional height reduces solar access by increasing overshadowing to 7 Metters Street
- Reduced outlook from apartments.

Issue 4: Additional building wall height to the western boundary adjoining 7 Metters Street. I object on the following grounds:

- The privacy of Casa I greatly impacted by the proposed usage of the rooftop of 155 Mitchell Street
- The additional height reduces solar access by increasing overshadowing to 7 Metters Street
- The additional design is disproportionately bulky and against the scale of the rest of Metters Street.

As an owner of 7 Metters Street, I implore you to remain true to the Stage 1 concept plan of 155 Mitchell Street and object to the aforementioned DA's: D/2015/966/G and D/2023/842.

Erskineville prides itself on its character, design, amenities and its urban village feel despite its proximity to the CBD. We need to keep the design scape balanced and even, and the proposed DA amendments disrupt the current design harmony of the Ashmore precinct. I would therefore kindly ask you to please carefully consider my submission, along with any other objections received.

Kind Regards,

[redacted]  
[redacted]

**From:** Barbi Fraser <[REDACTED]> on behalf of Planning Systems Admin  
<planningsystemsadmin@cityofsydney.nsw.[REDACTED]> <Planning Systems Admin  
<planningsystemsadmin@cityofsydney.nsw.[REDACTED]>  
**Sent on:** Tuesday, November 28, 2023 11:40:24 AM  
**To:** DAsubmissions <DAsubmissions@cityofsydney.nsw.[REDACTED]>  
**Subject:** FW: Feedback regarding a Section 4.55(2) modification

---

**From:** Barbi Fraser <[REDACTED]>  
**Sent:** Tuesday, November 28, 2023 10:20 AM  
**To:** Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.[REDACTED]>  
**Subject:** FW: Feedback regarding a Section 4.55(2) modification

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**From:** [REDACTED] <[REDACTED]>  
**Sent:** Monday, November 20, 2023 3:30 PM  
**To:** City of Sydney <[council@cityofsydney.nsw.\[REDACTED\]](mailto:council@cityofsydney.nsw.[REDACTED])>  
**Subject:** Feedback regarding a Section 4.55(2) modification

**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 Council,

**Reference Numbers:** D/2015/966/G & D/2023/842  
**Site Address:** 155 Mitchell Road, Erskineville NSW 2043

I would like to submit my concerns about the proposed modification listed below. I would like to keep my address and all contact details private please.

**Proposed development:**

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

I own an apartment in the building, [REDACTED] of multiple blocks of apartments, shops etc. I am totally against raising the storey count of any building within this complex for fear of overshadowing especially during the winter months when the sun is much lower in the sky. I am particularly concerned about the shadow effect during winter afternoon sun. I am also concerned that increasing the building heights will obviously increase the number of apartments in this complex in this inner city area, putting even more pressure on public transportation and street parking over and above a possible allocation of one car space per unit being included in the basement car park per unit.

I do not believe that increasing any building storey count is a good prospect or arrangement. I have read the environment impact statement and I do not feel that this correctly addresses the obvious risk and eventual overshadowing should more storeys be added to any building in this complex.

Your sincerely,

[REDACTED]

**From:** [REDACTED] on behalf of [REDACTED]  
<[REDACTED]>  
**Sent on:** Monday, December 4, 2023 9:05:59 PM  
**To:** dasubmissions@cityofsydney.nsw.[REDACTED]  
**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

Dear City of Sydney

I write in support of the above application. In the midst of a housing crisis the City needs to do all it can to encourage the construction appropriate residential development (medium to high density and well situated near public transport and community infrastructure).

In the interests of transparency, I note that I am a solicitor working with developers in the environment and planning space but have no commercial or other connection to the proponent of this development and am lodging this submission in a personal capacity as a neighbouring landowner only.

I respectfully request that my name and address not be published with my submission.

Kind regards

[REDACTED]  
[REDACTED]

**From:** [REDACTED] <[REDACTED]> on behalf of [REDACTED]  
<[REDACTED]> <[REDACTED]>  
**Sent on:** Friday, December 1, 2023 11:03:37 AM  
**To:** dasubmissions@cityofsydney.nsw.[REDACTED]  
**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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 hope you are well.

Along with many others I have spoken with I write to express my total opposition to this revision to the proposed development, [REDACTED] and the application to increase the street wall height from the consistent 5 storeys to 7 will have a significant negative impact on the amenities and enjoyment for the neighbouring apartments of whom purchased with the understanding the approved design concepts for the area were consistent with the existing buildings. Furthermore this will impact the level of sunlight in the neighbouring enclosed courtyards and impact the 200 lots that face East and enjoy the benefits of having the sun in the morning.

In addition to this, I like many others purchased in the Ashmore precinct as opposed to surrounding areas due to the low rise medium density boutique nature of the architecturally diverse buildings, however they have all remained consistent with the height of the street wall and the upper storeys being set back meaning every building gets to enjoy the same benefits of light and view, Coronation should not be treated any differently or given an exceptional pass to impact, devalue neighbouring apartments or change the intended landscape or rhythm of this boutique precinct. We have very limited street parking available as it is and with the already proposed extension of the precinct under the existing scope looking to stretch this, the addition of levels across these developments would push this small area to bursting point.

My concern is if this revision is considered on this particular phase there is nothing preventing further amendments being placed on the remaining buildings as they are developed. My strong view is that all further phases within Ashmore Precinct should be restricted to the consistent/original designs in keeping with the neighbouring buildings of Macdonald street (understanding there are a couple of level 8 sections in the original scopes) being a street wall at level 5 and 2 further storeys above this.

I also have some level of concerns over the concept of suspended trees, I have witnessed first hand embedded trees in buildings have resulted in damages to waterproofing and concrete and would be a consideration when purchasing any future home, I strongly recommend against this to avoid future maintenance expenses for the residents.

My hope is that the council considers the wellbeing of the area and residents of this beautiful precinct over the wants of a developer and rejects the proposed amendment, any revision to increase the proposed plan is not in any way beneficial to the area.

[REDACTED]  
[REDACTED]

Disclaimer: This message and any attachments are confidential and may contain legally privileged information for the sole use of the person or business to which it is addressed. If you are not the intended recipient please notify [REDACTED] by return e-mail or phone and remove both emails from your system. Please note, any use, dissemination, distribution or reproduction of this message is prohibited. If this is an e-mail message, it would normally be scanned for viruses. [REDACTED] does not accept responsibility for any damage caused by computer viruses. It is the sole responsibility of the receiver to scan for viruses before opening.



**From:** Shane Turner <[REDACTED]> on behalf of Shane Turner <[REDACTED]> <Shane Turner <[REDACTED]>

**Sent on:** Thursday, December 7, 2023 10:35:44 AM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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

I am writing to lodge my objection to the request for the developer to increase the heights of the buildings  
Neither stage should be allowed to increase the number of stories

Erskineville and Alexandria has a strict high limit, I believe it's low density.

If this development is allowed to increase the number of stories I'm concerned it will flow onto other developments and in no time we will end up looking like Green square.

Our roads are congested already  
We don't have enough bus services  
We don't have enough parking

I strongly recommend that this application is not approved

Regards  
Shane

Not for publication  
Shane A Turner  
370 Belmont St, Alexandria NSW 2015  
[REDACTED]

**From:** Bradley Johnson <[REDACTED]> on behalf of Bradley Johnson

<[REDACTED]> <Bradley Johnson <[REDACTED]>

**Sent on:** Monday, December 4, 2023 3:29:49 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

**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,

I have been a resident of Erskineville for 8 years now and live along Mitchell Rd.

The increased development size is a positive idea that will add to the community. As we are so closely located to public transport we should be looking to increase density in this area.

I would like to comment by strong support for increased density in this project, and Erskineville more broadly.

Kind regards,  
Bradley Johnson

**From:** Rafal Chomik <[REDACTED]> on behalf of Rafal Chomik <[REDACTED]> <Rafal Chomik <[REDACTED]>

**Sent on:** Monday, December 4, 2023 11:06:45 PM

**To:** dasubmissions@cityofsydney.nsw.[REDACTED]

**Subject:** Submission - D/2015/966/G - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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 wanted to support any increase in local apartments.

Thank you.

Rafal Chomik

2042

**From:** Barbi Fraser <bfraser@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin  
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin  
<planningsystemsadmin@cityofsydney.nsw.gov.au>>

**Sent on:** Thursday, November 16, 2023 11:47:29 AM

**To:** DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>

**Subject:** FW: Notification Letter - D/2015/966/G - 155 Mitchell Road , ERSKINEVILLE NSW 2043

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**From** [REDACTED]

**Sent:** Wednesday, November 15, 2023 9:09 PM

**To:** Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>

**Subject:** Re: Notification Letter - D/2015/966/G - 155 Mitchell Road , ERSKINEVILLE NSW 2043

**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

Please accept this as my comments on the proposed development below.

I object to the proposal, including the proposed increase in wall height, increase in the number of storeys and increase in height of roof forms.

The proposal is inconsistent with surrounding buildings. The increased number of residences that will result from such a proposal will place further demands on already limited services (education, medical, child care etc.) in the area.

The proposal is an attempt to sidestep the already approved plan, on which there was considerable consultation and assessment. Finally, as an aside, such a development will have a so negative impact on the view of the city from Sydney Park.

I would like my details to be kept confidential and I do not consent to my comments being publicly disclosed.

Thanks

[REDACTED]

On 15 Nov 2023, at 8:35 am, Planning Systems Admin <[p.planningsystemsadmin@cityofsydney.nsw.gov.au](mailto:p.planningsystemsadmin@cityofsydney.nsw.gov.au)> wrote:

Please note plans may not be available on the web until tomorrow.

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15 November 2023

**Applicant name:**  
CORONATION PROPERTY COMPANY LTD

**Reference number:**  
D/2015/966/G

**Site address:**  
155 Mitchell Road , ERSKINEVILLE NSW 2043

**Proposed development:**

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

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **14 December 2023**. If this date is on a weekend, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing [city.sydney/find-da](https://city.sydney/find-da) in the address bar on your browser.

For more information, contact Jessica Symons on 02 9265 9333.

Bill MacKay  
Manager Planning Assessments

[cityofsydney.nsw.gov.au](https://cityofsydney.nsw.gov.au)

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**From:** Jessica Symons  
**Sent on:** Friday, December 15, 2023 3:12:35 PM

**To:** DASubmissions  
**Subject:** FW: Objection to Concept Development Application D/2015/966/G and Detailed Development Application D/2023/84

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**From:** Gabriel Domazetovic  
**Sent:** Friday, December 15, 2023 9:47 AM  
**To:** Jessica Symons  
**Subject:** FW: Objection to Concept Development Application D/2015/966/G and Detailed Development Application D/2023/84

Hi Jessica  
Customer Service has received the attached correspondence, and it is now being sent to you for your information/action. Please register in TRIM if required.

Gabriele Domazetovic  
Customer Service



Telephone: +612 9265 9333  
[cityofsydney.nsw.gov.au](http://cityofsydney.nsw.gov.au)



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

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**From:** Alexander Lajevardi  
**Sent:** Wednesday, December 13, 2023 10:35 PM  
**To:** City of Sydney  
**Subject:** Objection to Concept Development Application D/2015/966/G and Detailed Development Application D/2023/84

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

[Alexander Lajevardi](#)

[74 Macdonald street Erskineville NSW 2043 13 December 2023](#)

[City of Sydney Council GPO Box 1591 Sydney, NSW 2001 Australia](#)

Re: Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842

Site address: Building E, 155 Mitchell Road, Erskineville NSW

**When publishing these comments or making them available to the applicant or any other party, I request council not to share my phone number and residential unit number.**

Dear Jessica Symons,

I am writing to formally object to the proposed Concept Development Application D/2015/966/G and Detailed Development Application D/2023/842 for the reasons stated below.

**Commentary:**

**CONCEPT DA D/2015/966/G:**

**Unjustified Additional Height and Bulk:**

The proposed increase in height and bulk to 8 and 7 storey is inconsistent with the approved concept plan and LEP heights for the area. The additional height to the Macdonald and Metters street walls is not in harmony with the intended character and amenity of the neighborhood.

The street wall height increase is arbitrary and disregards the scale and grain of the neighbourhood, with overshadowing impacts on McPherson Park and to west (Casa 1 and Casa 2 apartments).

The overall height increase to 8 storeys is inconsistent with the original intent of the neighbourhood, and the application lacks consideration of the broader neighbourhood context particularly Casa 1 and Casa 2 neighbouring buildings. The Statement of Environmental Effects fails to appropriately justify the listed impacts. The increase in height should not only be considered against non-compliances of building A, B, C and D within the original concept plan as these buildings have lesser impact on existing neighbouring buildings.

#### Overshadowing Concern:

The application does not clearly demonstrate the overshadowing impact of the additional height on the building at 74 Macdonald Street. Furthermore, it fails to adequately (and in detail) address the adverse impact on solar access, particularly affecting east-facing windows and skylights of individual units particularly in morning during summer and winter season. It's crucial to note that at the time 74 MacDonald St was designed and built, no consideration was given to the additional proposed height of Building E. This imposes the risk that some units lose solar access, or access is significantly reduced (including my unit of residence with limited solar access via east) and hence the necessity to reject the application for height increase.

#### Visual Amenity Impacts:

The visual amenity impacts resulting from the additional building mass, especially for residents of 74 Macdonald Street, are significant. This includes the loss of sky views and building separation, adversely affecting the enjoyment of existing residential apartments.

#### Proposed Roof:

The very large roof amplifies the bulk of the building, introducing unnecessary height intrusion beyond the approved concept plans. This design element does not align with the intent of the neighbourhood design and is inconsistent with the scale of surrounding buildings.

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#### **DETAILED DESIGN PROPOSAL D/2023/842:**

- 
- The proposal appears to prioritise the amenity for its own residents to the detriment of the broader neighbourhood. An example is introduction of the round BBQ area adjacent to the small pocket park (to west) which was dedicated to public use when 74 MacDonald St was built. A more considerate design would have more appropriate landscaping connected to the above mentioned pocket park, accessible to general public and shift the amenities dedicated to residents (such as BBQ) elsewhere.



- 
- Height increases should not be the only mean to maximise the GFA. Council might consider other means for additional GFA (if appropriate) such as cantilevering upper floors on Kooka walk or slightly reducing the Kooka walk to lessen the impact on the existing building.
- In conclusion, I urge the City of Sydney Council to carefully consider these objections and take the necessary steps to ensure that any development aligns with the approved plans and maintains the intended character and amenity of the neighborhood.

**Recommendation:** I recommend that the Concept Development Application D/2015/966/G be refused, and that the Detailed Development Application D/2023/842 be significantly amended to conform to the approved height and envelopes of the already approved concept plans for the subject site.

Thank you for your attention to this matter.

Regards,

Alexander Lajevardi 