

Attachment F

Submissions

From: Toby Bonning [REDACTED]
[REDACTED]

Sent on: Tuesday, November 21, 2023 5:29:14 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - 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.

Mass over construction, ruining a perfect leafy suburb, City of Sydney will take away more parking, and then put more timed parking but not give out council permits, and then fine residents. Build more and more apartments to maximise profit and minimise a peaceful and civil society.

Greedy, money hungry, catering to foreigners entering this country that are taking away our homes and contributing to this unattainable economy.

City of Sydney are scum.

The end.

From: Terry Griffiths [REDACTED]

Sent on: Thursday, November 23, 2023 1:46:18 PM

To: council@cityofsydney.nsw.gov.au

Subject: Reference no: 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.

I am objecting to the design proposal D/2023/842 for 155 Mitchell Rd, Erskineville 2043 to increase wall heights to 7 and 8 storeys for Block E of the development, for the following reasons:

- These heights were not in original plan.
- Increased building heights alters character of the area to be more like a "mini-Manhattan".
- Views of city will be obstructed, especially from atop the popular viewing spot on the hill in Sydney Park.
- More units from increased heights will result in even more traffic congestion on Mitchell Rd, pollution, parking, public transport, facilities, etc. Mitchell Rd is already logjammed every morning.
- Residents in the area will view the extra storeys purely as "developer greed" by the new site's owner. They bought the land with sufficient allocated units, where is the case for an increase in unit numbers?

Kind regards,

Terry Griffiths

7705/177 Mitchell Rd, Erskineville, 2043
[REDACTED]

Get [Outlook for Android](#)

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: Tuesday, November 28, 2023 11:40:24 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Feedback regarding a Section 4.55(2) modification

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

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

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.

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] Mitchell Road, Alexandria, NSW, 2015 i.e. opposite this complex 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: Mae [REDACTED]

Sent on: Thursday, November 30, 2023 9:40:31 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/842 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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.

Hi,

I do not agree with these plans on the basis that they do not conform with the current height regulations.

Thanks,

An Erskineville resident

From: Mark Billham [REDACTED]
[REDACTED]

Sent on: Monday, December 4, 2023 5:20:23 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - 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.

I object to the height of this development being increased 1 storey by virtue of a pitched roof housing mechanical plant. The development should be no higher than the neighbouring building on Metters Street. The only rationale for increasing the height is to increase the developer's profit margin.

Sent from [Outlook for Android](#)

From: Kim Ashbridge [REDACTED]
[REDACTED]

Sent on: Thursday, December 7, 2023 12:45:03 PM

To: council@cityofsydney.nsw.gov.au

Subject: Design Proposal D/2023/842 155 Mitchell Rd, Erskineville 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.

Notice of Objection

I am writing in strong objection to the proposal for increasing the height of a block of apartments.

As a resident and neighbour, I have serious concerns about this development that I believe are not being taken into consideration.

When we purchased property here, we were assured no buildings would be higher than those already built.

The additional height would reduce light levels and increase noise pollution from increased traffic on surrounding streets.

It could also lead to an over-concentration of people living in one area, creating overcrowding issues which can result in lower quality lifestyles for the community.

Furthermore, there is potential damage that could be done if construction work were carried out incorrectly or with insufficient safety measures.

In high density areas, property values are negatively affected despite proximity to the city.

Public services such as healthcare facilities & schools are already operating at full capacity, not to mention Erskineville station during peak hours.

In addition, there is no guarantee that any proposed benefits will outweigh these negative impacts as they are highly speculative at best.

Erskineville has a beautiful community/village like feel to it which will be destroyed with over-development.

Kim Ashbridge & Neil Ronald

709/ 5 Hadfields St

Erskineville 2043

From: J C [REDACTED]
Sent on: Sunday, December 10, 2023 3:05:49 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2023/842 - 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 organization. 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.

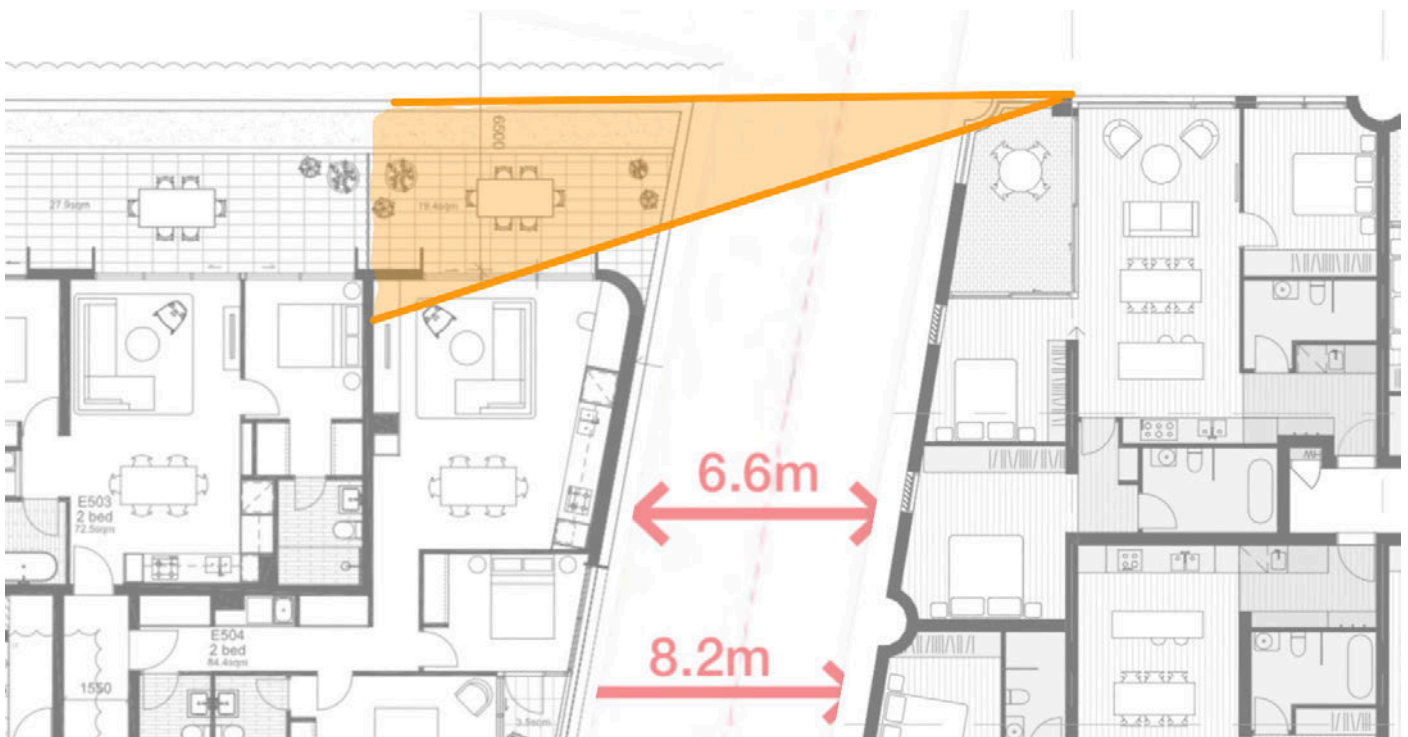


Figure 1. Overlooking concern from increased street wall condition to 7 Metters Street property. Please note the plan for 7MS has been updated to reflect the as built condition rather than initial DA scheme. Please note this highlights living space on north facing terrace.

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.

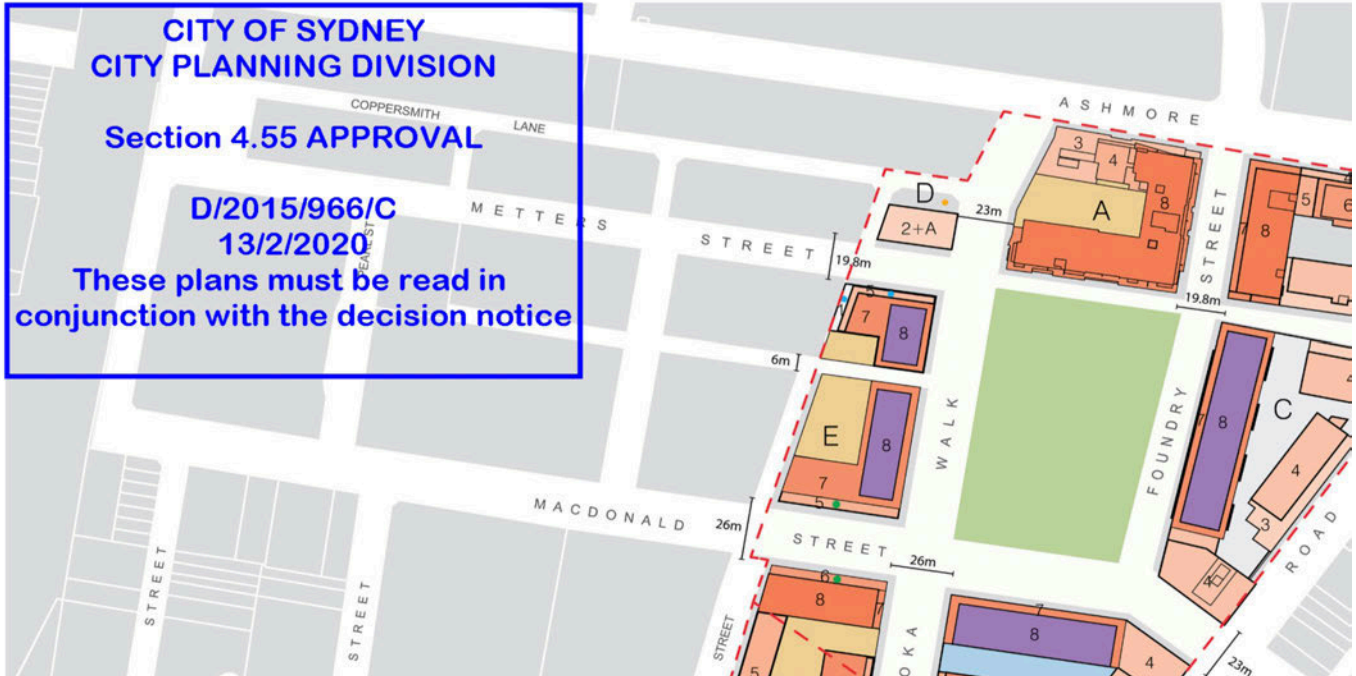


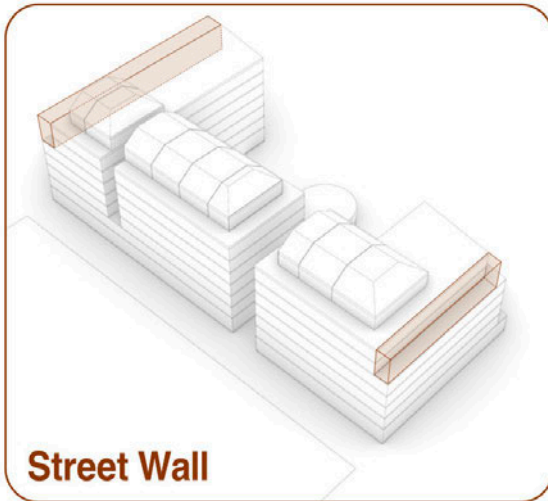
Figure 2. Consented scheme - The 7 Metters Street has the level 5 terrace to match the stage 01 proposed for site E.



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



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

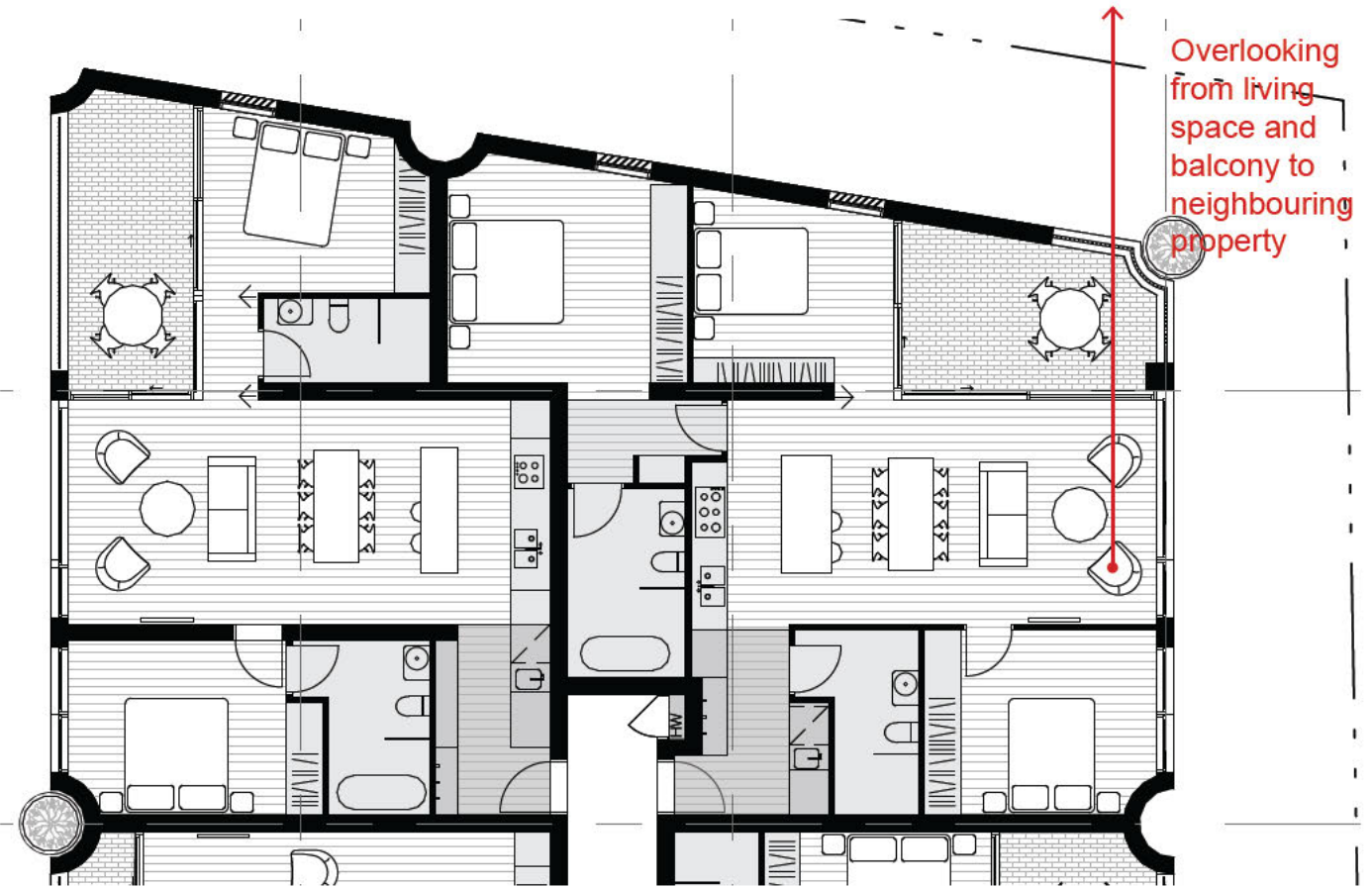


Figure 7. Applicant current scheme - Level 5 and 6 (Overlooking issue shown in red)

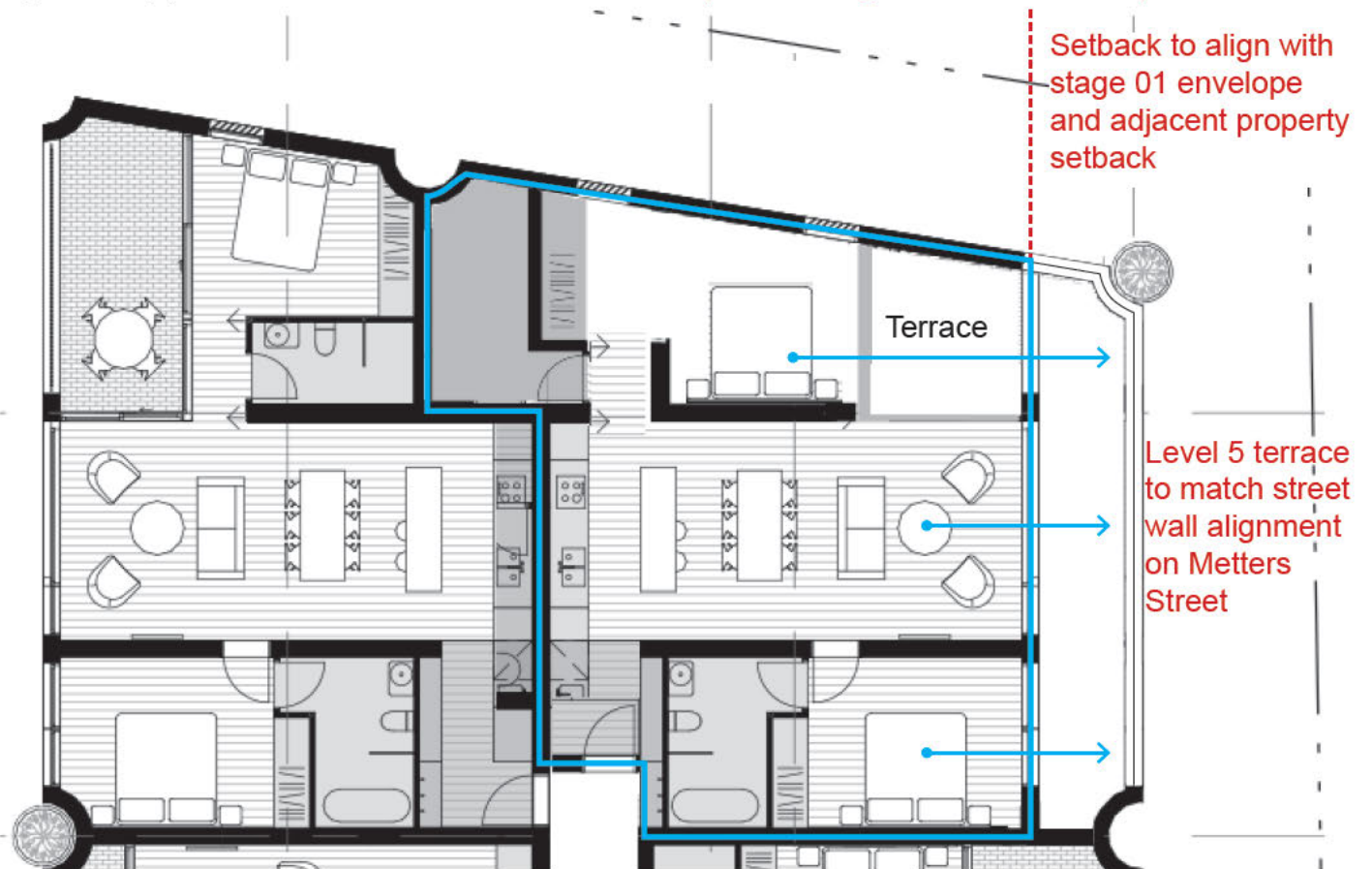


Figure 8. Potential amendment - Level 5 and 6 (Blue box, arrows indicate revised views)

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.

Complimentary 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

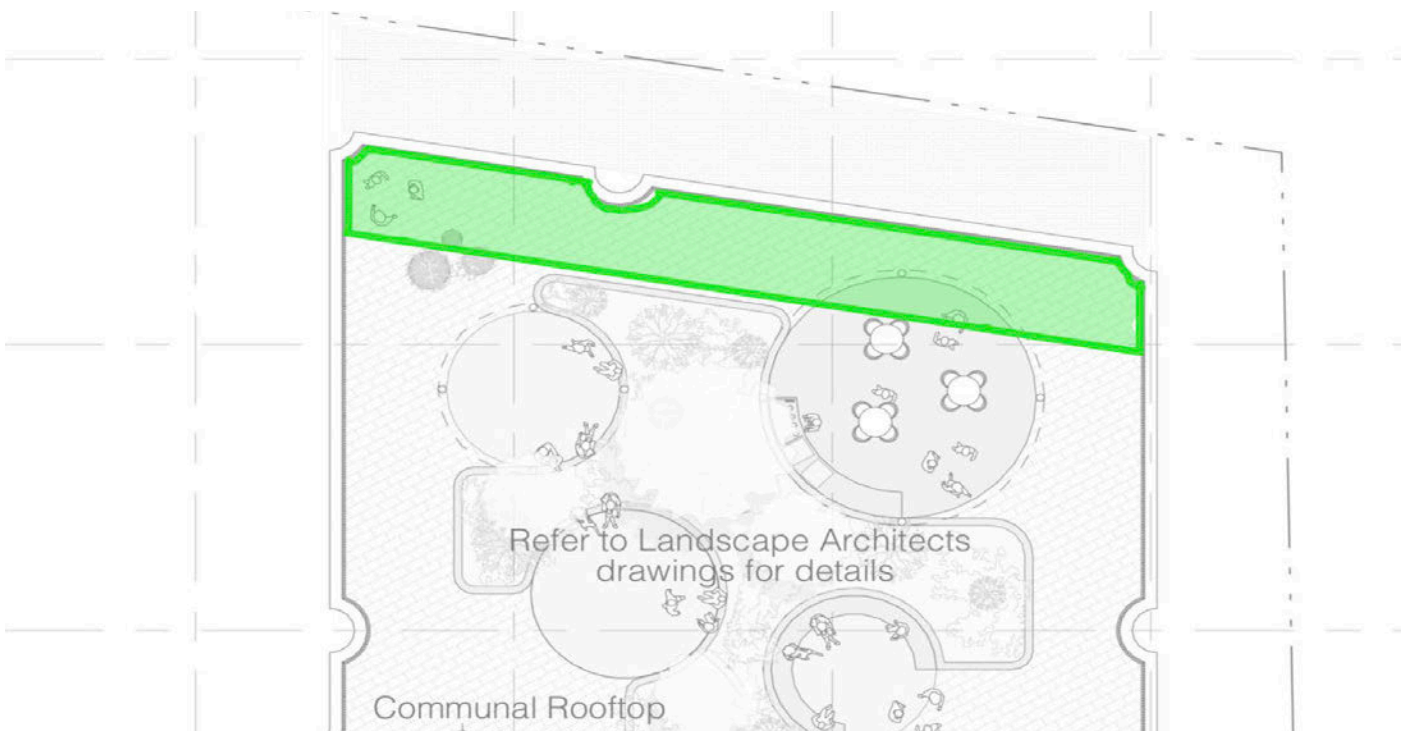


Figure 11. Potential setback to reduce privacy concerns

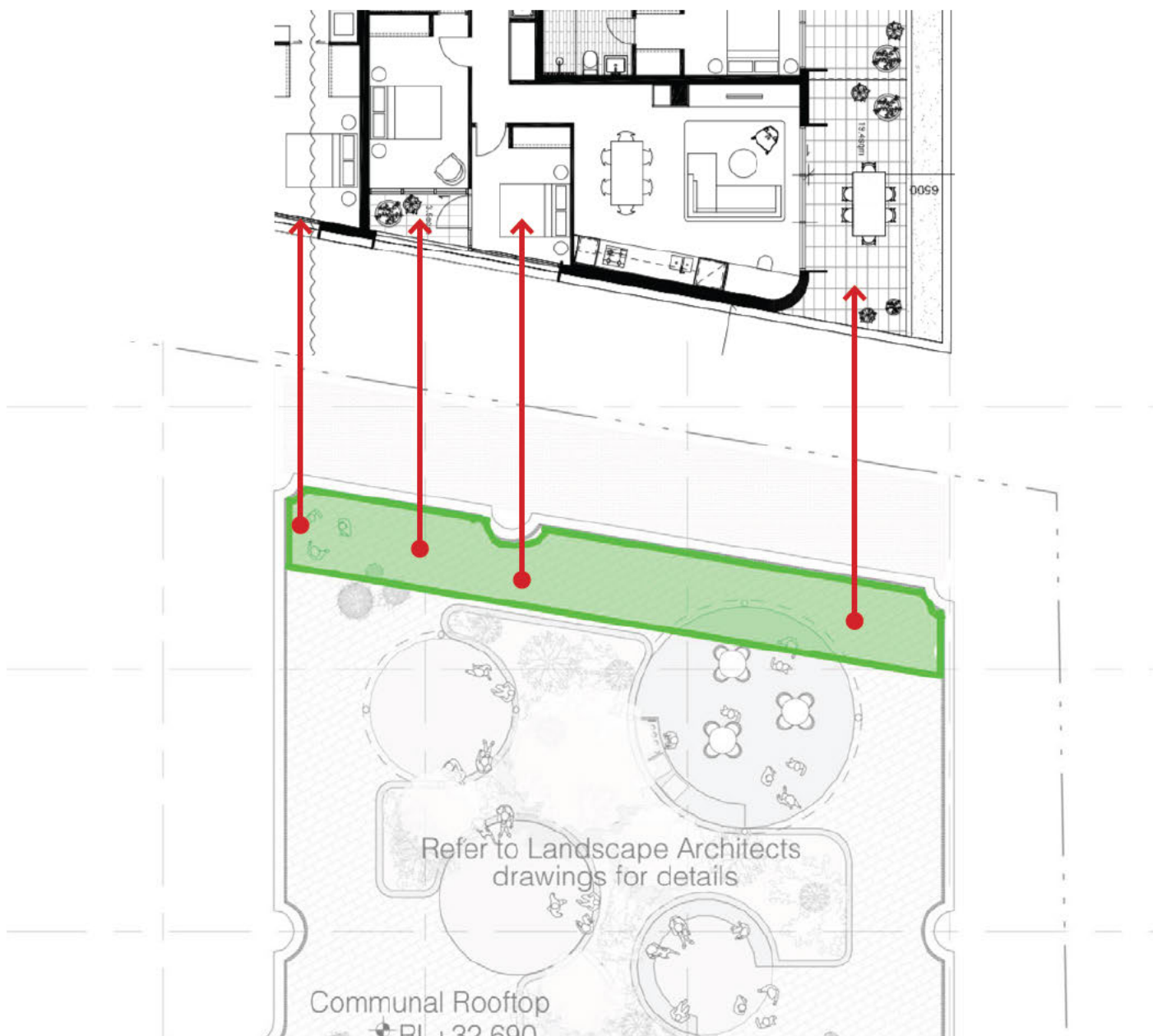


Figure 12. Level 5 (7MS) to Level 7 (115MR) - Diagram showing view lines to adjacent private open spaces and habitable rooms without setback considered

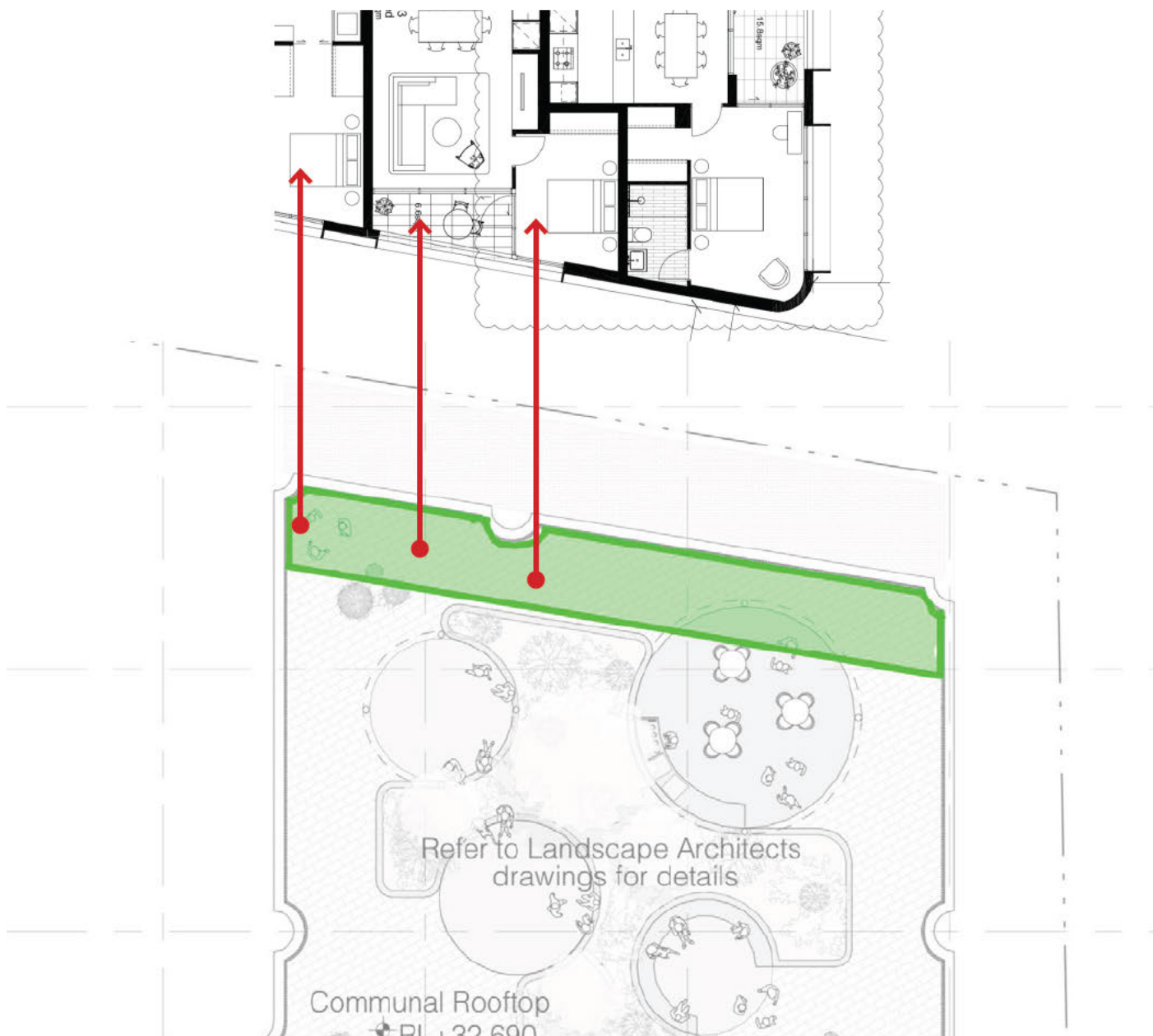


Figure 13. Level 6 (7MS) to Level 7 (115MR) - Diagram showing view lines to adjacent private open spaces and habitable rooms without setback considered

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

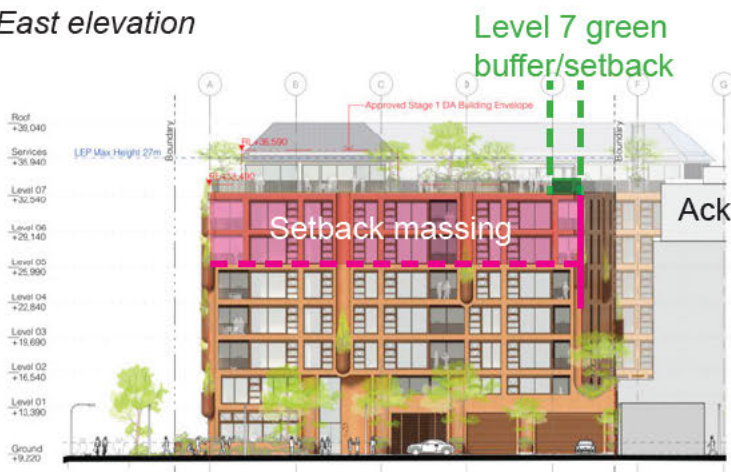
Suggested amendments

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



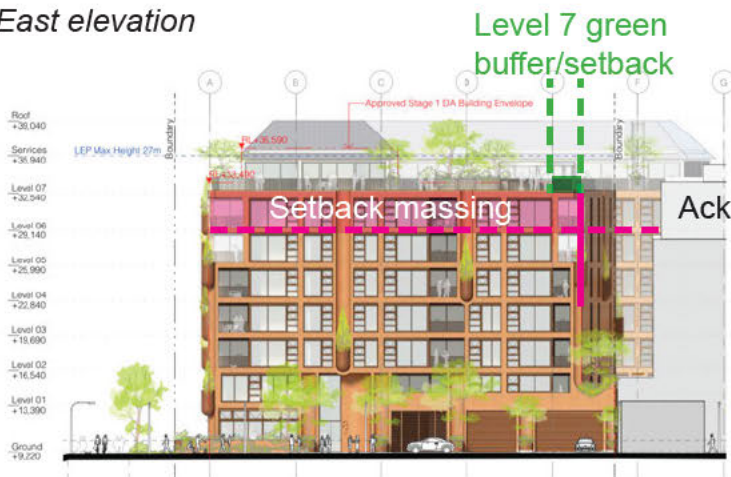
NW corner

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: Steven Walker [REDACTED]
[REDACTED]

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

To: dasubmissions@cityofsydney.nsw.gov.au

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 MacDonal 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 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,

Steven Walker

From: [REDACTED]

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

To: dasubmissions@cityofsydney.nsw.gov.au

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]th floor apartment of 7 Metters Street Erskineville- referred to as Casa I.

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] 7 Metters Street Erskineville 2043

From: Rebecca Main [REDACTED]
[REDACTED]

Sent on: Monday, December 11, 2023 1:54:54 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/842 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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.

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 garden's growth as well.

Thanks,
Rebecca Main

From: Purcell [REDACTED]

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

To: dasubmissions@cityofsydney.nsw.gov.au

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 are the unnecessary increase in 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 the 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 resident 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]

Sent on: Tuesday, December 12, 2023 4:03:40 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Rayne Lim <raynelim@gmail.com>

Subject: Submission - D/2023/842 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Jessica Symons

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.

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/2023/842 for the proposed Block E comprising two residential flat buildings.

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 Block E which I believe the height will be higher than 5 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 buildings 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/2023/842. 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: fuzz mulla [REDACTED]

Sent on: Tuesday, December 12, 2023 8:56:51 PM

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

Subject: Submission - 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.

Subject: Planning Proposal for the Ashmore Precinct (D/2023/842 and D/2015/966/G) in Erskineville

Privacy request please redact our names and specific address from publication for security reasons.

Dear Ms Symons,

I am writing to raise objections to the revised planning proposals for the Ashmore Precinct (namely D/2023/842 and D/2015/966/G) in Erskineville for the following reasons:

1. The proposed additional height and bulk of the development does not align with the approved concept plan and Local Environmental Plan (LEP) heights for the Erskineville and most surrounding suburbs. This discrepancy goes against the vision for the neighbourhood development and so it would require exceptional reasoning, which I don't believe is justified in this case. Increasing the height along Macdonald and Metters streets disrupts the intended character and ambiance of our neighborhood, adversely affecting its visual appeal, and put other surrounding areas at risk.
2. The proposed development poses a threat to the existing residential apartments at 74 Macdonald Street by obstructing views and reducing building separation, compromising residents' privacy and enjoyment of their homes, including open spaces (e.g. roof terrace and gardens). By introducing a large mansard style roof, it amplifies the proposed building's bulk beyond the approved concept plans, unnecessarily disrupting the neighbourhood's visual environment.
3. We have strong concerns regarding the strain on local services due to the increased number of dwellings, potentially exacerbating the burden on already stretched transport, health, and leisure facilities. Erskineville Station according to TfNSW own modelling is an at capacity station, despite recent additional works. There is a lack of affordable childcare places in the area, which would be further exacerbated by additional dwellings. Access to GP and dental services are already stretched, with residents having to travel a distance to get affordable health services.

Therefore taking all the above points into consideration, we would urge the planning authority to reconsider the proposed amendments to the development in light of these objections, while appreciating the need for more affordable local homes for residents. The council has a duty to pay regard to its current residents and the preservation of our neighbourhood's character and residents' wellbeing.

In addition, in regards to this I would urge the council to ensure that more than 10 per cent of the dwellings in this proposed development are accessible, especially given recent public works to make Erskineville Station wheelchair accessible.

Thank you in advance for considering our concerns and comments. I await further information on the council's decision.

Yours sincerely,

Mr F Mulla and Mr D Ingram

512/74 Macdonald Street
Erskineville 2043

From: Jan Henrik Grünhagen [REDACTED]

Sent on: Wednesday, December 13, 2023 5:03:42 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - 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.

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: Sam HE [REDACTED]

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

To: dasubmissions@cityofsydney.nsw.gov.au

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

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.

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: Kyle Sutherland [REDACTED]

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

To: dasubmissions@cityofsydney.nsw.gov.au

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: JJ WU [REDACTED]

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

To: dasubmissions@cityofsydney.nsw.gov.au

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

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.

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: Paul Bennell [REDACTED]
Sent on: Thursday, December 14, 2023 9:19:36 AM
To: dasubmissions@cityofsydney.nsw.gov.au
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]

www.tal.com.au

Follow TAL on [LinkedIn](#) [Facebook](#)

Helping Australians when they need us most

Last financial year we paid \$3.5 billion in claims to 45,301 customers

Acknowledgement: We acknowledge the Traditional Custodians of the land on which we work and pay our respects to their Elders past, present and future.



The information contained in this mail message is confidential and may also be legally privileged. If you are not the intended recipient, please note that any use, dissemination, further distribution, or reproduction of this message in any form whatsoever, is strictly prohibited. If the mail is in error, please notify me by return email, delete your copy of the message, and accept my apologies for any inconvenience caused.

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

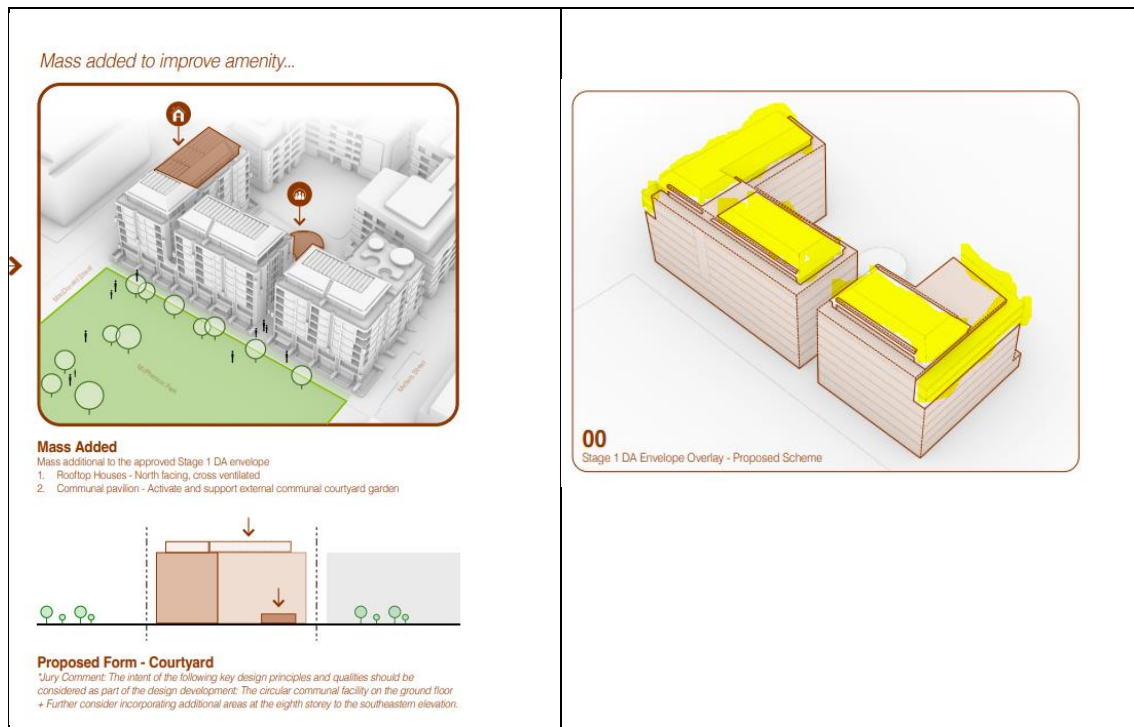
Street wall height increase from 5 to 7 storeys

- 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

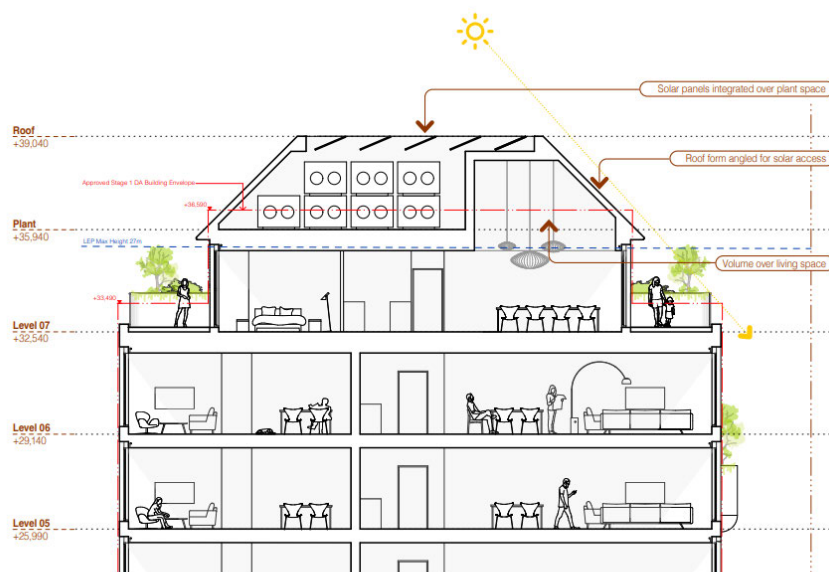
existing and intended pattern of street wall heights and building bulk along Macdonald Street.



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:

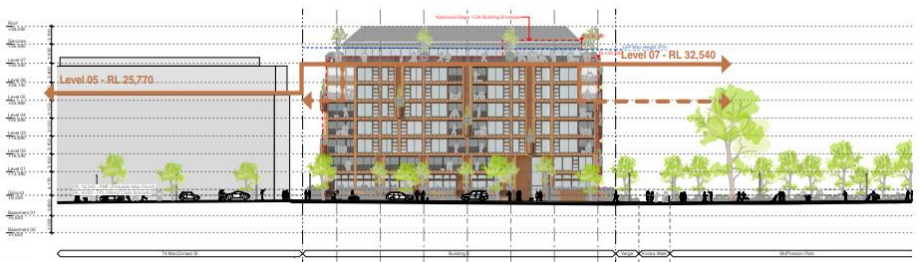
Locate higher buildings surrounding McPherson Park (the main public park).

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.

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.

Your consideration of the above is appreciated.

Yours kindly,

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

From: Nicola McAlpine [REDACTED]
[REDACTED]

Sent on: Thursday, December 14, 2023 12:17:44 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - 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

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

As an owner in 74 MacDonal St, that will be directly overlooked by the new development in Block E, I would like to register my objections to the proposed height increase listed in the plan revisions for the following reasons:

- The visual impact from the increase in building height will affect me personally. The height increase will further obstruct views and natural light, as well as impinge on my privacy even more, from my balcony and side windows
- The loss of amenity and enjoyment of mine and other residential apartments at 74 Macdonal Street with regard to sky views and building separation.
- The height increase is unjustified and will add increased bulk which were not approved by Council at the original planning application. This increased bulk (particularly in the roofline) will remain an intrusion beyond the height of the approved plan
- Finally, the additional height will significantly impact the aesthetic of the neighbouring area, detracting from the original building character and characteristics established in the approved master plan.

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

Best regards

Nicola McAlpine

709/74 MacDonal St,
Erskineville, NSW 2043

From: Marissa [REDACTED]

Sent on: Thursday, December 14, 2023 7:32:12 PM

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

Subject: Submission-D/2023/842-155 Mitchell Road, Erskineville 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.

To whom it may concern,

I'm writing in relation to feedback on submission proposal D/2023/842 155 Mitchell Road, Erskineville 2043.

I would like to please request my name and email address is kept private.

I would like to provide feedback in relation to the proposed storey height change.

I'm against this additional height change for the following reasons:

I am a resident directly across the road at 177 Mitchell Road and this will obstruct my city view

This increase in resident population from the additional levels will increase an already problematic area of Mitchell Road traffic flow, particularly by the intersection by Maddox Street

The infrastructure of this area was designed for a substantially lesser population

Thank you for considering this application.

Kind regards,

Marissa

Sent from my iPhone