

Attachment H

Submissions

From: Xiaojian Han <[REDACTED]> on behalf of Xiaojian Han

<[REDACTED]> <Xiaojian Han <[REDACTED]>

Sent on: Tuesday, July 16, 2024 7:12:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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,

With respect to the proposed development at 130 Joynton Avenue, Zetland NSW 2017, I am expressing my concerns about its impact on the current residents of the adjacent residence and the community in general.

The construction of nine new buildings with 574 residential apartments and accompanying commercial spaces will inevitably lead to significant noise and traffic disruptions. The constant noise from excavation, construction, and heavy machinery operations will adversely affect residents adjacent to the site. They may suffer adverse effects due to this disruption in their daily routine, sleep, and overall health.

Also, increased construction traffic and the subsequent increase in residential traffic once the project has been completed will cause traffic congestion on local roads, making commuting more challenging and time-consuming for current residents. A heightened level of traffic can also pose safety risks to pedestrians and cyclists.

Considering these anticipated disruptions, it is extremely important to consider appropriate compensation measures for residents affected. These could include noise mitigation measures, such as soundproofing windows or providing temporary accommodation as necessary. Construction traffic should also be managed and minimized to reduce congestion and ensure road safety.

Thank you for taking the time to consider these concerns. As a resident, I trust that the City of Sydney will take appropriate measures to mitigate the impacts on existing residents and maintain their quality of life during and after construction.

Warm regards,

Xiaojian Han

From: Tom Loveluck <[REDACTED]> on behalf of Tom Loveluck <[REDACTED]> <Tom Loveluck <[REDACTED]>

Sent on: Tuesday, July 16, 2024 10:00:35 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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 DA Submissions team,

As a nearby resident, I'd love it if this project included the creation of a direct walkway from the southern tips of Victoria park parade and/or grandstand parade through to Zetland Avenue and Joynton Avenue.

Creating a walkway like this would reduce the journey time from the part of Zetland just north of 130 Joynton avenue to south Zetland and Rosebery making it more likely that people will walk instead of driving. It would also make us much more inclined to visit the shops which I understand are expected to be part of this development.

Kind regards,
Tom Loveluck
[REDACTED]

Sent from my iPhone

From: Jessy Wang <[REDACTED]> on behalf of Jessy Wang <[REDACTED]> <Jessy Wang <[REDACTED]>>
Sent on: Thursday, July 18, 2024 1:15:30 PM
To: DASubmissions@cityofsydney.nsw.gov.au
Subject: Proposed development D/2024/514

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,

Just received a mail in my mail box for a proposed development “D/2024/514” for 130 Joynton Ave Zetland. It says 9 new buildings with 574 residential apartments will be constructed. I want to understand how could this be considered when the area is already very packed with so many apartments buildings. Evidenced you cannot even get on to buses at pick hour because too crowded!!!

So want to understand if the city of Sydney have considered the density of the area, or any future plans for releasing the pressure from the crowded public transportation system in the area, or the non-stopping traffic jams for every weekend?

Thanks.

Kind regards,
Jessy

From: kathy <[REDACTED]> on behalf of kathy <[REDACTED]> <kathy <[REDACTED]>
Sent on: Tuesday, July 30, 2024 10:54:12 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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 Sir,

The development application (DA) number D/2024/514 from Deicorp involves the construction of nine new buildings adjacent to our properties. Based on the architectural drawings and master plan documents available on the council's public site, the following points have been noted:

- **Increased Traffic and Congestion:** The addition of 9 buildings, each ranging from 8 to 12 stories, will inevitably lead to increased traffic on local streets such as Gadigal Avenue, George Julius, Ascot Avenue, etc. These streets are already quite busy, and the influx of new residents and visitors could exacerbate the congestion, making it more challenging for current residents to navigate the area.
- **Impact on Sunlight and the Park:** According to the shadow analysis (p28 of Design Verification Statement Buildings A/B/C) ([link](#)), the construction of mid-rise buildings may potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents.
- **Underground Water Concerns:** The area is known to have a high level of underground water. Deep excavation for the construction of the basements, especially when done immediately adjacent to existing buildings, will likely require extensive pumping of underground water. This could compromise the structural integrity of nearby buildings, posing a significant safety risk. Mascot Towers is one of the most recent examples of such issues, resulting in devastating consequences for its residents, including personal bankruptcy. None of the local residents want to experience a similar situation again.
- **Contaminated Land:** It's also mentioned in [the geotechnical report](#) prepared by Douglas Partners. There is a concern regarding the remediation of contaminated land, including the presence of asbestos. Any disturbance of asbestos-containing materials during construction could compromise the air quality in the area. This is particularly concerning given the proximity of the newly built primary school, public swimming pool, and park. We as residents are very concerned about such disturbance as Zetland is a community where many young families with small children (0-10 years), we do not want to expose our children to the risk of asbestos.

Kind regards,

Yiqian Wu & Zhihua Chen
EON Building C, 12 Grandstand Ave.

From: Hui Cui <[REDACTED]> on behalf of Hui Cui <[REDACTED]> <Hui Cui <[REDACTED]>

Sent on: Tuesday, July 30, 2024 6:26:50 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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

I am a resident and owner of a property in Zetland. I have reviewed the proposal and I am against the development because of the following concerns.

- 1. Increased Traffic and Congestion:** The addition of 9 buildings, each ranging from 8 to 12 stories, will inevitably lead to increased traffic on local streets such as Gadigal Avenue, George Julius, Ascot Avenue, etc. These streets are already quite busy, and the influx of new residents and visitors could exacerbate the congestion, making it more challenging for current residents to navigate the area.
- 2. Impact on Sunlight and the Park:** According to the shadow analysis (p28 of Design Verification Statement Buildings A/B/C) ([link](#)), the construction of mid-rise buildings may potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents.
- 3. Underground Water Concerns:** The area is known to have a high level of underground water. Deep excavation for the construction of the basements, especially when done immediately adjacent to existing buildings, will likely require extensive pumping of underground water. This could compromise the structural integrity of nearby buildings, posing a significant safety risk. Mascot Towers is one of the most recent examples of such issues, resulting in devastating consequences for its residents, including personal bankruptcy. None of the local residents want to experience a similar situation again.
- 4. Contaminated Land:** It's also mentioned in [the geotechnical report](#) prepared by Douglas Partners. There is a concern regarding the remediation of contaminated land, including the presence of asbestos. Any disturbance of asbestos-containing materials during construction could compromise the air quality in the area. This is particularly concerning given the proximity of the newly built primary school, public swimming pool, and park. We as residents are very concerned about such disturbance as Zetland is a community where many young families with small children (0-10 years), we do not want to expose our children to the risk of asbestos.

I sincerely hope that council could take our concerns seriously and take action against this proposed development. Thank you.

Best Regards

Hui Cui

[REDACTED]

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

Sent on: Tuesday, July 30, 2024 2:57:08 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Feedback on development application D/2024/514

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 officer,

As an owner of an apartment in the neighbourhood, I write to oppose the construction plan D/2024/514.

I have the following concerns on the development application:

1. My apartment and my neighbor's are west-north facing. The proposed high-rise buildings will block our afternoon sunlight and obstruct our view of the Gunyama Park Sports Field. Our building is only six stories tall, so the new development should not exceed that height.
2. The area is known for its high level of underground water. Deep excavation for basement construction, especially near existing buildings, will likely necessitate extensive underground water pumping. This could compromise the structural integrity of nearby buildings, posing a significant safety risk. Mascot Towers is a recent example of such issues, leading to devastating consequences for its residents, including personal bankruptcy. My neighbours and I are determined to avoid a similar situation.
3. The shadow analysis on page 28 of the Design Verification Statement for Buildings A/B/C ([City of Sydney Website](#)) indicates that the construction of mid-rise buildings could potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could adversely affect its usability and the overall enjoyment of residents.
4. The proposed addition of nine buildings, each ranging from 8 to 12 stories, will increase traffic on local streets such as Gadigal Avenue, George Julius Avenue, and Ascot Avenue. These streets are already quite busy, and the influx of new residents and visitors could exacerbate congestion, making it more challenging for current residents to navigate the area.
5. The [geotechnical report](#) by Douglas Partners highlights concerns about the remediation of contaminated land, including asbestos. Any disturbance of asbestos-containing materials during construction could compromise air quality in the area. This is particularly troubling given the proximity of the newly built primary school, public swimming pool, and park. I have a 5 month old daughter and so do my neighbours. We are deeply worried about exposing our children to the risk of asbestos.

Cheers,

Chen

Dr. Chen Chen

Lot 317, 17 Grandstand PDE Zetland NSW 2017

PhD in Mathematical & Computer Sciences

From: ruby ray <[REDACTED]> on behalf of ruby ray <[REDACTED]> <ruby ray <[REDACTED]>

Sent on: Tuesday, July 30, 2024 12:25:34 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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 Andrews,

I'm writing about Development Application D/2024/514 for the proposed residential complex in Zetland. As a resident of the EON complex, I have concerns:

Traffic: The 9 new buildings will significantly increase congestion on local streets. I need to drive my son to school everyday, and the traffic on joynton avenue in the morning and traffic hours is already horrible. The line could be 20 meters long near the crossroads and accidents happened several times. We understand there is property crisis in Sydney and councils are under a lot pressure. But I think the living conditions of the old residents still matter.

Sunlight: The shadow analysis suggests the new buildings may block sunlight to the new park, impacting its usability. We appreciate so much that the city council built the precious public sports field and open space for the Zetland community but the new buildings would cast shadow on the soccer field. And please take a look at the soccer field, the space is already so limited and buildings are so dense around. If this little field is surrounded by all high buildings, it will be breathless when playing.

Underground Water: Deep excavation for basements could compromise nearby buildings' structural integrity due to high underground water levels.

Contaminated Land: The geotechnical report mentions asbestos. Disturbance during construction could affect air quality, particularly concerning given the proximity to schools and public spaces.

Please thoroughly consider these issues during the assessment process to ensure the development doesn't adversely affect our community. I look forward to your response.

Regards,

Ruby

Sent from my iPhone

From: Christina Wee <[REDACTED]> on behalf of Christina Wee <[REDACTED]> <Christina Wee <[REDACTED]>
Sent on: Tuesday, July 30, 2024 8:13:12 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: DA Number D/2024/514

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 am a property owner of 121/17 Grandstand Parade, Zetland.

It has come to my attention that Deicorp will be constructing nine new buildings adjacent to my property.

I am objecting to this construction because the addition of 9 buildings, each ranging from 8 to 12 stories, will inevitably lead to increased traffic on local streets such as Gadigal Avenue, George Julius, Ascot Avenue, etc. These streets are already quite busy, and the influx of new residents and visitors could exacerbate the congestion, making it more challenging for current residents to navigate the area.

This plot of land is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents. With its position just next to the Gunyama Recreation Centre, it just makes sense to convert this area into parking spaces to accommodate the guests to the recreation centre.

Thank you for your attention to this matter. I hope you will take my feedback into your consideration when deciding to approve/reject this development.

Kind regards,
Christina Wee

From: alex hughes <[REDACTED]> on behalf of alex hughes <[REDACTED]> <alex.hughes <[REDACTED]>

Sent on: Tuesday, July 30, 2024 11:27:16 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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.

Impact on Sunlight and the Park: According to the shadow analysis, the construction of mid-rise buildings may potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents.

Underground Water Concerns: The area is known to have a high level of underground water. Deep excavation for the construction of the basements, especially when done immediately adjacent to existing buildings, will likely require extensive pumping of underground water. This could compromise the structural integrity of nearby buildings, posing a significant safety risk. Mascot Towers is one of the most recent examples of such issues, resulting in devastating consequences for its residents, including personal bankruptcy. None of the local residents want to experience a similar situation again.

Contaminated Land: It's also mentioned in [the geotechnical report](#) prepared by Douglas Partners. There is a concern regarding the remediation of contaminated land, including the presence of asbestos. Any disturbance of asbestos-containing materials during construction could compromise the air quality in the area. This is particularly concerning given the proximity of the newly built primary school, public swimming pool, and park. We as residents are very concerned about such disturbance as Zetland is a community where many young families with small children (0-10 years), we do not want to expose our children to the risk of asbestos.

From: steven xu <[REDACTED]> on behalf of steven xu <[REDACTED]> <steven xu <[REDACTED]>>

Sent on: Tuesday, July 30, 2024 2:53:55 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2024/514 130 Joynton Avenue ZETLAND NSW 2017

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,

I am writing as a concerned resident of 19 Grandstand Parade, Zetland, to formally *object* to the recent development proposal that involves the construction of nine new buildings adjacent to our properties.

The proposed development raises several significant concerns:

- 1. Increased Traffic and Congestion :** The introduction of nine new buildings will undoubtedly lead to a substantial increase in local traffic. Grandstand Parade and surrounding streets are already struggling with congestion, particularly during peak hours. Additional buildings will exacerbate this problem, causing severe delays and posing safety risks to pedestrians and cyclists.
- 2. Strain on Infrastructure :** Our existing infrastructure is not equipped to handle the increased demand that this development will bring. This includes water supply, sewage systems, and public transport facilities. The strain on these essential services could lead to frequent disruptions and reduced quality of life for current residents.
- 3. Loss of Community Character :** The construction of nine large buildings will significantly alter the character of our community. Zetland is known for its unique blend of residential charm and open spaces. This development threatens to overshadow our neighborhood with towering structures, reducing the appeal and livability of our area.
- 4. Environmental Impact :** Large-scale construction projects have a profound environmental impact. The proposed development will result in the loss of green spaces, increased pollution, and disruption to local wildlife habitats. We must prioritize sustainable development practices that preserve our natural surroundings.
- 5. Noise and Air Pollution :** Construction activities generate considerable noise and air pollution, which will affect the health and well-being of nearby residents. The prolonged duration of such a large project will subject us to continuous disturbances, making it difficult to maintain a peaceful living environment.
- 6. Impact on Sunlight and the Park :** According to the shadow analysis (p28 of Design Verification Statement Buildings A/B/C), the construction of mid-rise buildings may potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents.
- 7. Property Values :** The presence of multiple new buildings could negatively impact property values in the area. The oversaturation of the housing market may lead to reduced demand and lower property prices, affecting the financial stability of current homeowners.

In conclusion, I strongly urge the City of Sydney Council to reconsider the proposed development. The potential negative impacts on traffic, infrastructure, community character, the environment, noise levels, sunlight to the park, and property values far outweigh any perceived benefits.

I respectfully request that the Council engage in a comprehensive consultation process with local residents to explore alternative solutions that align with the long-term interests of our community. Together, we can find a more balanced approach to development that preserves the unique qualities of Zetland while accommodating growth.

Thank you very much for considering my concerns.

Sincerely,

Steve
Resident of 19 Grandstand Parade, Zetland

From: sabrina melei <[REDACTED]> on behalf of sabrina melei <[REDACTED]> <sabrina melei <[REDACTED]>

Sent on: Tuesday, July 30, 2024 7:53:00 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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.

Sabrina Melei
224/12 Grandstand parade
Zetland NSW 2017

[REDACTED]
[REDACTED]
31/07/2024

Dear City of Sydney Council,

I am writing to express my strong opposition to the proposed development of 9 buildings, each ranging from 8 to 12 stories, in the Zetland area. As a homeowner in the community, I do not approve of this development for several reasons that I believe will have negative impacts on the local residents and the surrounding environment. First and foremost, the addition of these buildings will lead to increased traffic and congestion on already busy streets such as Gadigal Avenue, George Julius, and Ascot Avenue. The influx of new residents and visitors will only exacerbate the current congestion issues, making it more difficult for existing residents to navigate the area. Furthermore, the shadow analysis in the Design Verification Statement Buildings A/B/C indicates that the construction of mid-rise buildings may block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could significantly impact its usability and the overall enjoyment of the residents. I am also concerned about the high level of underground water in the area and the potential risks associated with deep excavation for the construction of basements. The extensive pumping of underground water could compromise the structural integrity of nearby buildings, posing a safety risk to residents. The recent incident at Mascot Towers serves as a stark reminder of the potential consequences of such actions. Additionally, the geotechnical report prepared by Douglas Partners raises concerns about the remediation of contaminated land, including the presence of asbestos. Any disturbance of asbestos-containing materials during construction could compromise the air quality in the area, particularly given the proximity of the newly built primary school, public swimming pool, and park. As a community with many young families, we cannot afford to expose our children to such risks. In light of these concerns, I urge the City of Sydney Council to reconsider the proposed development and prioritise the well-being and safety of the residents in the Zetland area. I believe that alternative solutions can be explored to address the need for housing without compromising the existing community and environment.

Thank you for considering my concerns.

Sincerely,
Sabrina Melei

Sabrina Melei
Founder / Director / Artist

www.sabrinamelei.com

[Instagram](#)



From: Ian & Sandra McDonald <[REDACTED]> on behalf of Ian & Sandra McDonald
<[REDACTED]> <Ian & Sandra McDonald <[REDACTED]>

Sent on: Wednesday, July 31, 2024 8:39:58 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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 Andrew Rees,

I wish to oppose the above DA entirely and my reasons are stated below.

The addition of 9 buildings will mean increased traffic into an already busy area, the increase in number of residents will put extra strain on the public transport system and other infrastructure which is at its peak already.

The local park area which includes the Gunyama park pool complex and football field will be impacted by the reduction of sunlight, this park is a very valuable community space, and more buildings will mean less sunlight to this area and a negative impact on its usability.

The area is known to have a high level of underground water, because of the deep excavation needed to construct these buildings, extensive pumping will need to be carried out, this I believe has the potential to compromise the structural integrity of the nearby existing buildings, and I bring to your attention the Mascot Towers as a recent example of the potential issues.

Another major concern is the remediation of contaminated land which includes the presence of asbestos, good air quality is important for everyone, the disturbance of this contaminated land will have a negative impact on the air quality not only for local residents but for the many people that use Gunyama park and surrounding areas.

At minimum these apartments should be reduced in height to lessen the overall impact on the existing buildings, residents and infrastructure.

Thank you for your time regarding these issues,

Yours sincerely,
Ian McDonald.

331/11 Victoria Park Parade, Zetland.

From: John L <[REDACTED]>
Sent on: Friday, July 26, 2024 11:39:22 AM
To: Andrew Rees <[REDACTED]>
CC: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/514 -130 Joynton Avenue ZETLAND NSW 2017

Follow up: Follow up

Start date: Friday, July 26, 2024 10:00:00 AM

Due date: Friday, July 26, 2024 10:00:00 AM

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 Andres,

I hope this email finds you well. I am a resident of Zetland EON complex and recently received the notification for DA, so I am writing to express my concerns regarding the recently submitted Development Application (DA) for the proposed residential complex, which includes 9 buildings and 2 levels of basements.

Upon reviewing the DA, I have identified a few issues that I believe require attention:

Increased Traffic and Congestion:

The addition of 9 buildings, each ranging from 8 to 12 stories, will inevitably lead to increased traffic on local streets such as Gadigal Avenue, George Julius, Ascot Avenue, etc. These streets are already quite busy, and the influx of new residents and visitors could exacerbate the congestion, making it more challenging for current residents to navigate the area.

Impact on Sunlight and the Park:

According to the shadow analysis (p28 of Design Verification Statement Buildings A/B/C) ([link](#)), the construction of mid-rise buildings may potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents.

Underground Water Concerns:

The area is known to have a high level of underground water. Deep excavation for the construction of the basements, especially when done immediately adjacent to existing buildings, will likely require extensive pumping of underground water. This could compromise the structural integrity of nearby buildings, posing a significant safety risk. Mascot Towers is one of the most recent examples of such issues, resulting in devastating consequences for its residents, including personal bankruptcy. None of the local residents want to experience a similar situation again.

Contaminated Land:

It's also mentioned in [the geotechnical report](#) prepared by Douglas Partners. There is a concern regarding the remediation of contaminated land, including the presence of asbestos. Any disturbance of asbestos-containing materials during construction could compromise the air quality in the area. This is particularly concerning given the proximity of the newly built primary school, public swimming pool, and park. We as residents are very concerned about such disturbance as Zetland is a community where many young families with small children (0-10 years), we do not want to expose our children to the risk of asbestos.

I kindly request that these concerns be thoroughly considered in the assessment process. It is crucial to ensure that the development does not adversely affect the existing community and infrastructure.

Thank you for your attention to these matters. I look forward to your response.

Warm regards,
Wendy

From: Cathy Xu <[REDACTED]> on behalf of Cathy Xu <[REDACTED]> <Cathy Xu <[REDACTED]>>

Sent on: Thursday, August 1, 2024 6:32:42 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: [REDACTED]

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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 Andrew,

I am writing to voice my concerns regarding the proposed development. I am a resident residing in one of the units in the building on 11 Victoria Park Parade, Zetland. The proposed development, which intends to build several buildings close to our building, will have serious and negative impacts on our everyday lives and wellbeing.

Here are the concerns I currently have:

- **Negative impact on local traffic and resident parking availability.**
 - The development of these buildings proposes to open access from Zetland Avenue to both Victoria Park Parade and Grandstand Parade, which means the overflow of aquatic centre visitors will park on our residential streets. Furthermore, the influx of new residents will also add to the same issue. We already have limited parking availability on those streets for the local residents, so it will further exacerbate the parking problem. The open access from Zetland Ave to Victoria Park Parade and Grandstand Parade also means more traffic congestion leading to Gadigal Ave which is already a busy street.
- **Security and safety concerns**
 - Security is also a big concern if the access is open from Zetland Ave to Victoria Park Parade and Grandstand Parade. The aquatic centre already brought an influx of visitors to the Zetland Ave and the area around us, but the closed access currently keeps these non-residents out and provides a layer of security for us. The increased access to our residential streets for non-residents concerns me and my family as it potentially leads to decreased safety and increased crime.
- **Negative impact on Sunlight and the Park as well as nearby buildings**
 - According to the shadow analysis (p28 of Design Verification Statement Buildings A/B/C), the construction of these buildings will potentially block sunlight to the new park. Reduced sunlight will negatively impact the park as a valuable space for the community, reducing its usability and the overall enjoyment of the residents. Furthermore, the proposed buildings are so much higher than the adjacent buildings on Victoria Park Parade and Grandstand parade that they will potentially block a large part of the adjacent buildings' current view as well as available sunlight which negatively impact the current residents' everyday lives and wellbeing.

Kind regards,
Cathy

From: Weihong Li <[REDACTED]> on behalf of Weihong Li
<[REDACTED]> <Weihong Li <[REDACTED]>

Sent on: Sunday, August 4, 2024 2:56:28 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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 Angela and I am writing in response to the DA D/2024/514 and would like to express my concern.

As our community faces the challenges of new construction projects- DA D/2024/514, the impact on existing buildings cannot be overlooked. We are particularly concerned about a recent development project near our building, which involves extensive excavation for an underground parking facility and foundation work. Our primary concern is to prevent a situation similar to the Mascot Tower incident, where structural issues arose due to nearby construction.

- 1. Maintain Adequate Building Distance:** Ensure that the new building project maintains a sufficient distance from our existing structure. This buffer zone is crucial in reducing the risk of structural damage due to excavation and foundation work.
- 2. Restrict Excavation Depth and Area:** Impose strict limits on the depth and extent of excavation for underground parking facilities. Excessive digging can lead to ground instability and impact nearby structures. By controlling these factors, the risk to our building can be minimized.
- 3. Implement Comprehensive Structural Monitoring:** Require the developer to conduct continuous structural monitoring throughout the excavation and construction phases. This monitoring should include regular inspections and reporting to ensure that any potential issues are detected and addressed promptly.
- 4. Provide Robust Insurance and Liability Coverage:** Mandate that the developer holds adequate insurance and liability coverage to address any potential damage caused by their construction activities. This will ensure that any adverse effects on our property are compensated fairly.
- 5. Green Space and Local Ecosystems:** New construction often leads to the loss of green spaces and disruption of local ecosystems. We request that the Council mandate an environmental impact assessment to evaluate how the development might affect local flora and fauna. Measures should be implemented to protect and, where possible, enhance nearby natural habitats.
- 6. Construction Noise:** Construction activities, including excavation and building operations, can generate significant noise pollution. We urge the Council to establish strict guidelines for acceptable noise levels and construction hours to minimise disruption to residents. Additionally, noise mitigation measures, such as sound barriers and quiet machinery, should be required to reduce the impact on the community.
- 7. Ongoing Impact:** Beyond the construction phase, the completed development may also contribute to increased noise levels due to higher traffic and building operations. The Council should assess potential long-term noise impacts and require the developer to implement strategies to mitigate these effects, such as improved sound insulation in the building design.
- 8. Loss of Scenic Beauty:** The planned height of the new buildings threatens to block the panoramic views that residents currently enjoy. These views contribute significantly to our quality of life and the overall ambiance of our living environment. We request that the Council ensure that new developments do not unduly compromise the scenic vistas accessible from existing buildings.

9. Sunlight and Health: Natural sunlight is essential for the well-being of residents. It contributes to health, mood, and the overall living environment. The height of the new buildings poses a risk of significant reduction in sunlight exposure to our property, which could affect residents' health and comfort. We advocate for measures to ensure that sunlight access is preserved to the greatest extent possible.

10. Implementing Controls: We propose that the Council enforce height restrictions and setback requirements to prevent new buildings from overwhelming existing structures. By setting clear guidelines on building heights relative to adjacent properties, the Council can help balance new development with the preservation of light and views for current residents.

11. Health and Safety Hazards: Asbestos is a hazardous material with well-documented health risks, including lung disease and cancer. The presence of asbestos in the soil poses a direct risk to construction workers and nearby residents. It is crucial that the development plan includes comprehensive measures to manage and remediate asbestos contamination safely.

By addressing these issues proactively, the Council can help ensure that new construction projects proceed without compromising the safety and well-being of existing residents.

Regards
Angela

From: Gavin Kawalsky <[REDACTED]> on behalf of Gavin Kawalsky <[REDACTED]>
Sent on: Sunday, August 4, 2024 8:11:08 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees
Attachments: 130 Joynton Ace Zetland - Rejection Items - 2024 07 27.docx (3.07 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.

Good evening,

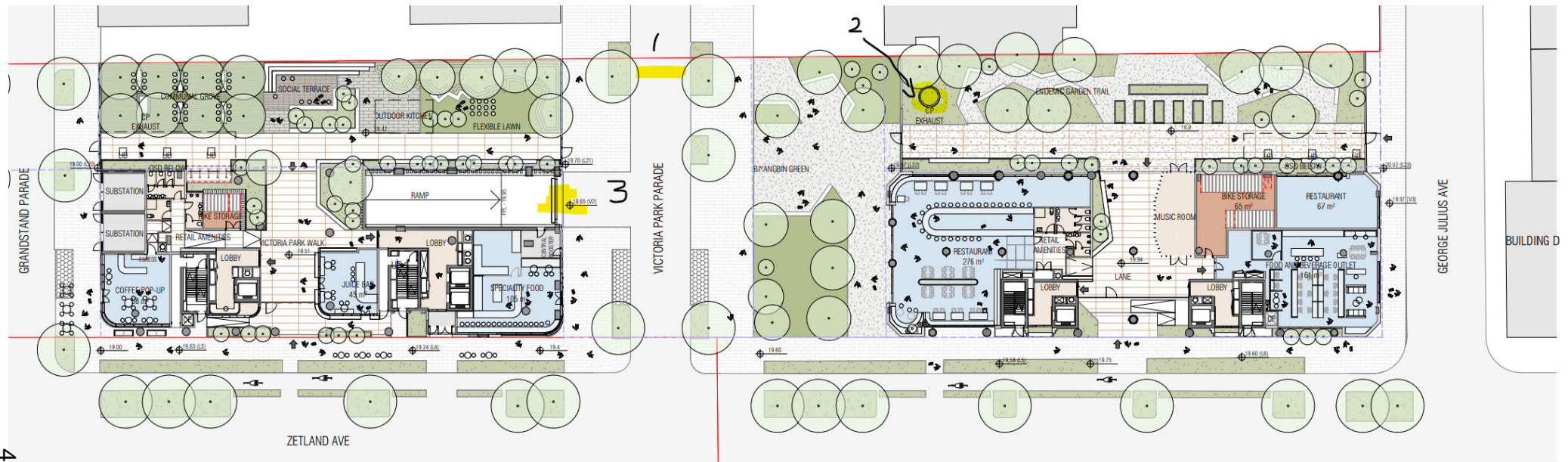
I am submitting my objections and recommended modifications to DA: D/2024/514.

Attached are 3 x objections / requests for modifications (ITEMS A,B,D) and 2 x clarifying questions/request (ITEMS C,E). I am deeply concerned about increased traffic and traffic congestion along the Victoria Park Parade as it will become a key thoroughfare to basement parking for Buildings A+B+C. Victoria Park Parade must remain blocked to vehicle traffic with all vehicle traffic to the basement parking via Zetland Avenue only.

Please let me know if you have any questions regarding my objections and keep me updated on actions taken to modify current proposed designs

Regards
Gavin Kawalsky
Resident in 12 Victoria Park Parade, Zetland
[REDACTED]

Objections to Development Application (DA) number D/2024/514 from Deicorp



484

Objections / Requests for Modifications:

ITEM A – refer 1,4,5 = Suggest Blocking northern section of Victoria Park Parade to vehicles (make this “Road Closure” access to carpark ONLY from Zetland Ave.

ITEM B – refer 2 = Shift CP Exhaust further South closer to the building B by ~10m or a lot more East eg ~20m

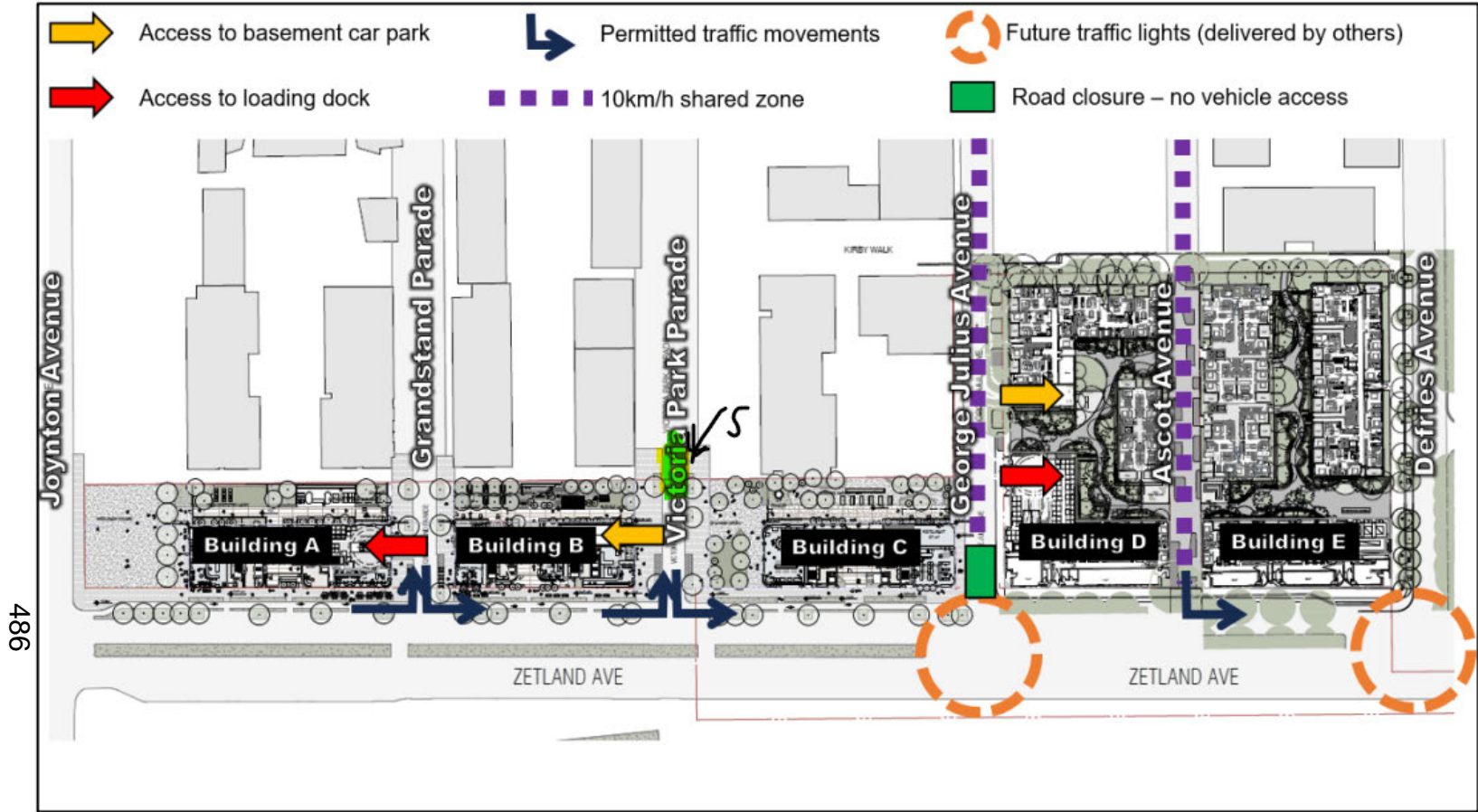
ITEM C – refer #3 - Question – is this the vehicle access to basement parking for buildings A+B?

ITEM D – refer 6 = Retail Waste/recycling between 18:00 and 5:00 is not acceptable for high residential area ... suggest this be restricted to 18:00-21:00

ITEM E - refer 7 = Must retain these trees



- | | | | |
|-------------------------------------|---|---|---|
| KEY | | | |
| PRECINCT BOUNDARY | VEHICULAR TRAFFIC (INDICATES DIRECTION OF TRAVEL) | FUTURE TRAFFIC LIGHTS | N |
| VEHICULAR ENTRIES (PREFERRED SOLID) | ROAD CLOSURES - NO VEHICULAR ACCESS | EXISTING TRAFFIC LIGHTS | |
| VEHICULAR ENTRIES (OPTIONAL) | CONSOLIDATED UNDERGROUND CARPARK | SHARED ZONES | |
| PEDESTRIAN / CYCLE LINKS | SEPARATED BICYCLE LANE | CENTRE LANES USED FOR PARKING UNTILL PUBLIC TRANSPORT IMPLEMENTED | |
| TRANSPORT CORRIDOR | PEDESTRIAN CROSSING | | |
| | | | |



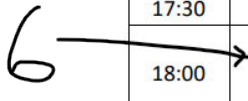
486

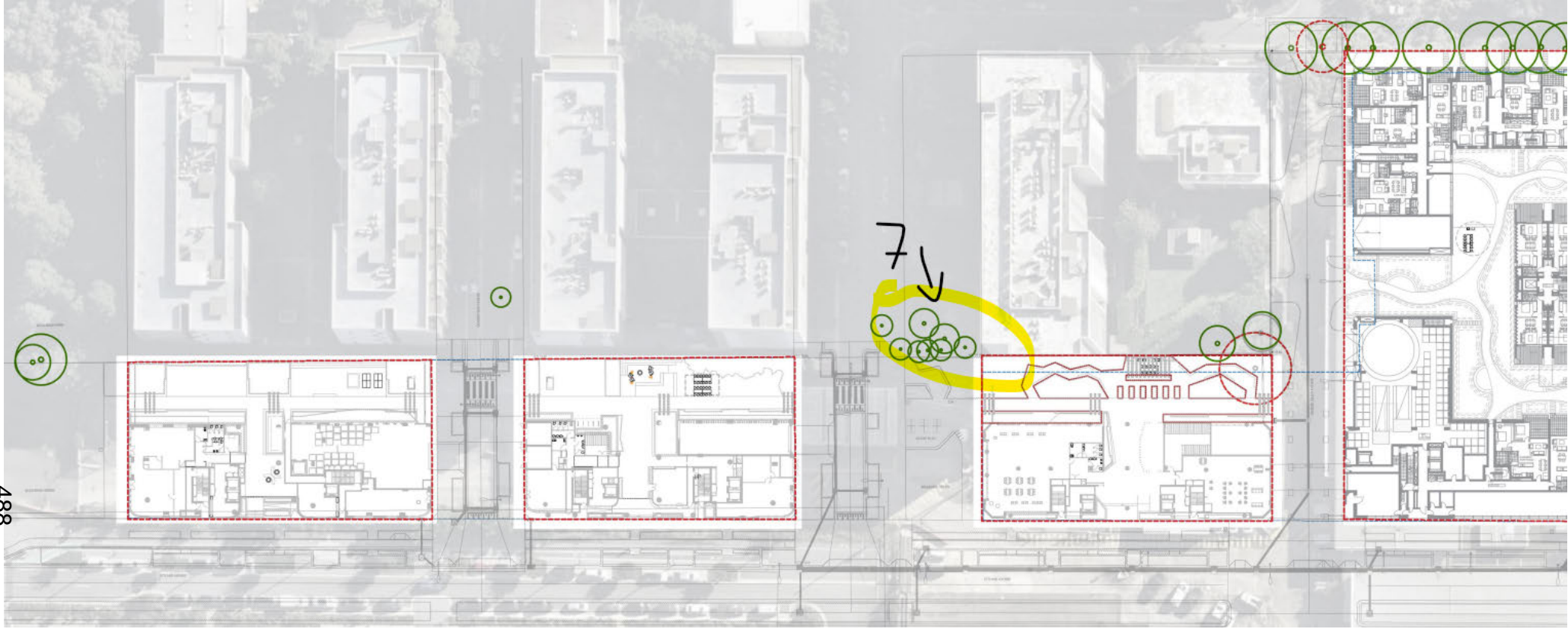
Figure 9 Street network supporting the site

Table 2 Potential daily use of Building A/B loading dock

From	To	Potential Use of Service Vehicle Bay - Building D1						
		MON	TUES	WED	THUR	FRI	SAT	SUN
6:00	6:30							
6:30	7:00	Garbage / Recycling		Garbage / Recycling				
7:00	7:30		Delivery					
7:30	8:00							
8:00	8:30		Delivery		Delivery		Delivery	Delivery
8:30	9:00	Delivery						
9:00	9:30		Delivery			Delivery	Apartment move in / out	
9:30	10:00	Delivery		Delivery	Delivery			
10:00	10:30				Delivery			
10:30	11:00	Delivery	Delivery	Delivery		Delivery		Delivery
11:00	11:30		Delivery		Delivery			
11:30	12:00			Delivery	Delivery			
12:00	12:30	Delivery						
12:30	13:00		Delivery		Delivery	Delivery		
13:00	13:30	Delivery		Delivery			Delivery	
13:30	14:00		Delivery			Delivery		Delivery
14:00	14:30	Delivery			Delivery			
14:30	15:00		Delivery				Delivery	
15:00	15:30			Delivery		Delivery		
15:30	16:00							
16:00	16:30	2 hour furniture delivery			2 hour furniture delivery			
16:30	17:00							
17:00	17:30							
17:30	18:00							
18:00	5:00		Retail waste / recycling			Retail waste / recycling		

487





Confirm Staged works:

1. Remediation works – whole site
2. Basement construction for C+D+E and Construction of Buildings D+E
3. Pedestrian tunnel to Building B + Construction of Building C
4. Basement construction for A+B + Construction of Building B + Construction of Victoria Park Parade road
5. Construction of Building A

From: Eunice Lin <[REDACTED]> on behalf of Eunice Lin <[REDACTED]> <Eunice Lin <[REDACTED]>>
Sent on: Sunday, August 4, 2024 3:30:05 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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 writing as a local resident raising concerns of the recent building application nearby.

This project can have significant impact on the local residents living in the area, which is already very populated and crowded.

Here are some specific points of concern -

- **Increased Traffic and Congestion:** The addition of 9 buildings, each ranging from 8 to 12 stories, will inevitably lead to increased traffic on local streets such as Gadigal Avenue, which is already quite busy, and the influx of new residents and visitors could exacerbate the congestion.
- **Impact on Sunlight and the Park:** the construction of mid-rise buildings may potentially block sunlight to the newly built park, and this could negatively impact its usability and the overall enjoyment of the residents.
- **Underground Water Concerns:** This area is known to have a high level of underground water. Deep excavation for the construction of the basements, especially when done immediately adjacent to existing buildings, will likely require extensive pumping of underground water. This could compromise the structural integrity of nearby buildings, posing a significant safety risk.

Please consider these concerns from your local residents seriously.

Regards,
Yi-Chien Lin

Resident of 9 Victoria Park Parade, Zetland

From: S Y <[REDACTED]> on behalf of S Y <[REDACTED]> <S Y <[REDACTED]>

Sent on: Saturday, August 3, 2024 3:55:02 PM

To: dasubmissions@cityofsydney.nsw.gov.au; [REDACTED]

CC: Christine Cho <[REDACTED]> Yan Liu <[REDACTED]>

Subject: Potential Concerns Regarding Proposed Development by Deicorp (DA Number D/2024/514)

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 Planning Managers,

As one of the owners at EON Apartments Zetland I have just noticed this potential development is such a large complex and so close to our building, therefore it is crucial for us to raise our concerns as following identified to protect our community and residents in the area. Would strongly recommend all managers deeply look into our concerns and worries before approving any applications regarding this development.

- **Increased Traffic and Congestion:** The addition of 9 buildings, each ranging from 8 to 12 stories, will inevitably lead to increased traffic on local streets such as Gadigal Avenue, George Julius, Ascot Avenue, etc. These streets are already quite busy, and the influx of new residents and visitors could exacerbate the congestion, making it more challenging for current residents to navigate the area.
- **Impact on Sunlight and the Park:** According to the shadow analysis (p28 of Design Verification Statement Buildings A/B/C) ([link](#)), the construction of mid-rise buildings may potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents.
- **Underground Water Concerns:** The area is known to have a high level of underground water. Deep excavation for the construction of the basements, especially when done immediately adjacent to existing buildings, will likely require extensive pumping of underground water. This could compromise the structural integrity of nearby buildings, posing a significant safety risk. Mascot Towers is one of the most recent examples of such issues, resulting in devastating consequences for its residents, including personal bankruptcy. None of the local residents want to experience a similar situation again.
- **Contaminated Land:** It's also mentioned in [the geotechnical report](#) prepared by Douglas Partners. There is a concern regarding the remediation of contaminated land, including the presence of asbestos. Any disturbance of asbestos-containing materials during construction could compromise the air quality in the area. This is particularly concerning given the proximity of the newly built primary school, public swimming pool, and park. We as residents are very concerned about such disturbance as Zetland is a community where many young families with small children (0-10 years), we do not want to expose our children to the risk of asbestos.

Kind Regards,
Shirley Yang

From: Anthony Sutanto <[REDACTED]> on behalf of Anthony Sutanto

<[REDACTED]> <Anthony.Sutanto@[REDACTED]>

Sent on: Monday, August 5, 2024 12:12:11 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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 Andrew,

My name is Anthony Sutanto, owner of Unit in 10 Victoria Park Parade, Zetland.

After carefully reviewing the development proposal by Dei Corp at 130 Joynton Avenue, Zetland, I have some concerns that I would like to raise below. Hopefully, you could consider below concerns when making decisions about this project:

- 1. There will be an increase in traffic and congestion** with the addition of 9 buildings each ranging from 8 to 12 stories. The streets around Gadigal Avenue, Joynton Avenue are already quite busy right now. With the addition of these new apartments, it will worsen the traffic congestion and put a lot of strain on public transport.
- 2. There will also be a negative impact on sunlight and the Park.** According to the shadow analysis in the page 28 of Design Verification Statement Buildings A/B/C, the construction of mid-rise buildings may potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents.
- 3. Underground Water Concerns.** The area is known for its high levels of underground water. Deep excavation for the construction of basements, especially adjacent to existing buildings, will likely require extensive pumping of underground water. This could compromise the structural integrity of nearby buildings, posing a significant safety risk. The recent issues at Mascot Towers serve as a stark reminder of such risks, resulting in devastating consequences for its residents.

Therefore, I kindly request that you carefully consider the development application, limit the buildings' height, assess the impact on traffic congestion, and ensure minimal risk to the structural integrity of nearby buildings.

Thank you for your attention to these concerns.

Regards
Anthony Sutanto

From: william beckwith <[REDACTED]> on behalf of william beckwith
<[REDACTED]> <william beckwith <[REDACTED]>
Sent on: Monday, August 5, 2024 9:24:07 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Andrew Rees

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,

Care needs to be taken that the area does not become overly dense when considered alongside the proposed extension of the Sydney Light Rail along Joynton Avenue. This area is in serious need of additional public transport and the current proposal makes no mention of accommodating for this tram line. I learned about this proposal from this video: <https://www.youtube.com/watch?v=uoziZDEiS9s>

The current proposal has a number of factors that impede the development of the light rail transport network in this area and should be considered from this context.

The current proposal's extensions to Grandstand Parade and Victoria Park Parade provide an opportunity to increase pedestrian accessibility in a north-south moving direction which is currently cut off by the AUSgrid site. Granted, this is not a unique opportunity given the potential for tram lines through the area. However the likelihood of longterm increased vehicle traffic through the area with the current proposal is a considerable decrease in the living quality of residences on these streets.

A measure to manage this traffic flow could include making Grandstand Parade and Victoria Park Parade both one-way streets in opposite directions (e.g. grandstand parade is one-way in a south direction and victoria park parade is one-way in a north direction). This would still allow the proposed residences to have their parking accessibility, allow pedestrian access to the area, and minimize the flow of traffic. However, the tram line proposal provides all these benefits with the added benefit of significantly more public transport connecting this area to the rest of greater sydney.

Kind regards,

William Beckwith

From: Jomin Sim <[REDACTED]> on behalf of Jomin Sim <[REDACTED]> <Jomin Sim <[REDACTED]>

Sent on: Saturday, August 3, 2024 12:51:26 PM

To: Andrew Rees <arees@cityofsydney.nsw.gov.au>

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

Subject: Concerns on development D/2024/514

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 Andrew Rees / City of Sydney,

I am writing to express my serious concerns about the proposed development (D/2024/514) at 130 Joynton Avenue, Zetland NSW 2017.

While development can bring positive change, it is crucial that such projects are approached with careful consideration of their long-term impacts on the community and environment.

As a concerned resident of Zetland, I believe the proposed development will have a significant negative impact on our community.

Firstly, the increase in traffic congestion is a major concern. The addition of nine buildings, ranging from 8 to 12 stories, will undoubtedly lead to a substantial increase in traffic on already busy local streets.

This not only poses a risk to pedestrian safety but also contributes to increased noise and air pollution, which can affect the quality of life for all residents.

The lack of available off-street parking is a significant issue that will be exacerbated by this project. Moreover, I am concerned that the current public transport infrastructure is insufficient to accommodate the additional residents and visitors that this development will bring.

Secondly, the impact on sunlight access and the park is troubling. The shadow analysis provided on page 28 of the Design Verification Statement for Buildings A/B/C indicates that the construction of these mid-rise buildings may block sunlight to our newly built park.

This park is a vital green space for our community, especially for children and families, and its usability throughout the year should not be compromised.

Thirdly, the issue of contaminated land, as highlighted in the geotechnical report by Douglas Partners, cannot be overlooked. The presence of asbestos and other contaminants is alarming, especially considering the proximity to a primary school, public swimming pool, and park.

The health and safety of our children and community members are paramount, and any risk of exposure to hazardous materials is unacceptable.

Lastly, the presence of underground water in the area is a major cause for concern. The deep excavation required for the basements, particularly in close proximity to existing buildings, could lead to extensive pumping of underground water, potentially compromising the structural integrity of nearby buildings.

The story of Mascot Towers serves as a stark reminder of the devastating consequences of such issues.

I urge the council to thoroughly review these concerns and consider the long-term implications for our community. The well-being of Zetland's residents should be at the forefront of any development decisions.

Thank you for your time and attention to these matters.

Sincerely,
Jomin Sim

From: Juncheng Guo <[REDACTED]> on behalf of Juncheng Guo
<[REDACTED]> <Juncheng Guo <[REDACTED]>

Sent on: Monday, August 5, 2024 5:55:42 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Samantha Kruize

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 City of Sydney,

I am writing to express my concerns regarding the proposed development near my apartment. Key issues include:

1. **Increased Traffic and Congestion** : Adding nine buildings (8 to 12 stories each) will increase traffic on already busy streets like Gadigal Avenue, George Julius, and Ascot Avenue.
2. **Impact on Sunlight and the Park** : Mid-rise buildings may block sunlight in the new park, reducing its usability and enjoyment for residents.
3. **Underground Water Concerns** : Deep excavation for basements will require extensive pumping of underground water, potentially compromising the structural integrity of nearby buildings.
4. **Contaminated Land** : The geotechnical report mentions asbestos, which could affect air quality, especially near the primary school, swimming pool, and park.
5. **Noise During Construction** : Construction noise, especially early morning and late night, will disrupt residents' daily lives.

I urge the City Council to consider these concerns and take appropriate measures to mitigate potential negative impacts on our community.

Thank you for your attention to this matter.

Sincerely,
Juncheng

From: Cynthia Zhou <[REDACTED]> on behalf of Cynthia Zhou
<[REDACTED]> <Cynthia Zhou <[REDACTED]>

Sent on: Monday, August 5, 2024 10:52:14 PM

To: arees@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au

Subject: Concerns about - D/2024/514 -130 Joynton Avenue ZETLAND

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.

Mr Andrew Rees,

My name is Jian Y Zhou, the owner of 448/ 10 Victoria Park PDE, Zetland.

I am writing to express my concerns about the proposed construction project D/2024/514-130 Joynton Ave., Zetland, which adjacent to the building I live. I believe that the project may have significant negative effects on the property in which I live. My specific concerns are as follows:

1. **Structural Impact:** The excavation for the underground parking lot and foundation of the new building, which will be adjacent to our property, may affect the structural integrity of my building. We do not want to face a situation similar to the Mascot Tower incident.
2. **Environmental and Noise Impact:** The construction process is likely to generate significant noise and environmental disruption. I am concerned about the impact this will have on daily lives and request that the Council consider implementing stricter noise and environmental controls for the project.
3. **Obstruction of View and Sunlight:** Several new buildings in the project are planned to be taller than my building, which will block the view and sunlight. I hope the Sydney Council can reconsider the height of these new buildings to minimize the impact on our living conditions.
4. **Soil Contamination:** According to a report by Dogulus Partners, a geotechnical consultant, in 2022, this area has a history of landfilling. The report indicated the presence of asbestos in the borehole tests. Therefore, excavation could pose health risks and environmental hazards to the surrounding area and residents. I request that the Council ensure appropriate measures are taken to manage this risk.

I am looking forward to your reply.

Sincerely yours,
Jian Y Zhou

From: Tracy Ling <[REDACTED]> on behalf of Tracy Ling <[REDACTED]> <Tracy Ling <[REDACTED]>

Sent on: Tuesday, August 6, 2024 2:29:14 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Samantha Kruize

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 Members,

I am writing to express our concerns about the potential impacts of the proposed construction project adjacent to our building. We believe that the project may have significant negative effects on our property and the surrounding environment.

Our specific concerns are as follows:

1. ****Structural Impact****: The excavation for the underground parking lot and foundation of the new building, which will be adjacent to our property, may affect the structural integrity of our building. We do not want to face a situation similar to the Mascot Tower incident. We urge the Council to require the developer to include measures in the Development Application (DA) to ensure our building's safety and protect our rights.
2. ****Environmental and Noise Impact****: The construction process is likely to generate significant noise and environmental disruption. We are concerned about the impact this will have on our daily lives and request that the Council consider implementing stricter noise and environmental controls for the project.
3. ****Obstruction of View and Sunlight****: Several new buildings in the project are planned to be taller than our building, which will block our view and sunlight. We hope the Council can reconsider the height of these new buildings to minimize the impact on our living conditions.
4. ****Soil Contamination****: According to a report by Dogulus Partners, a geotechnical consultant, in 2022, this area has a history of landfilling. The report indicated the presence of asbestos in the borehole tests. Therefore, excavation could pose health risks and environmental hazards to the surrounding area and residents. We request that the Council ensure appropriate measures are taken to manage this risk.

We hope our fellow residents will actively send emails to the Council to express these concerns, or leave your email so we can coordinate a collective response from our building's owners.

Thank you for your attention to these important matters.

Sincerely,

Tracy Ling

[10 Victoria Park Pde ZETLAND NSW 2017]

From: Annie Chatterton <[REDACTED]> on behalf of Annie Chatterton
<[REDACTED]> <Annie Chatterton <[REDACTED]>

Sent on: Tuesday, August 6, 2024 7:13:24 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Ann Chatterton <[REDACTED]> Martin Ed Chatterton <[REDACTED]>
Daniel Chatterton <[REDACTED]>

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Samantha Kruize

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,

We recently received an email from Sydney Council in regards to a building block application by developer Deicorp (DA Number D/2024/514). As an apartment owner in building 11 Victoria Park Parade I would like my concerns over the objections to the application to be heard. We certainly did not have this development brought to our attention when we initially bought our apartment as the proposed site was occupied by Ausgrid.

We reside on the fourth floor of an eight floor block. Should the building plan be approved it will instantly obstruct views from my outside deck. With the build height being so high this will have an impact on all the local residents around the proposed development.

Secondly we have a concern about the likelihood of extensive water damage and flooding to our building and many other existing buildings on and around Victoria Park Parade. Due to the close proximity of basement digging for the proposed high rise buildings, we understand this is likely to have severe impacts on flood damage to my apartment and many others in the building. This could represent a major cost to the existing residents and will have a substantial increase on our strata fees to fix the damage. Should this happen it will definitely cause a property price drop.

The proposed new building heights will have a detrimental impact on the amount of daylight many of the existing apartment blocks receive. Our communal gardens and new park will definitely receive little sunlight which will have a negative impact to families with children and grandchildren who use the park and the enjoyment of walkers and joggers.

The increase in traffic, noise, congestion and pollution will affect the local community whilst construction is under way and also once finished and the block sold. Given the number of proposed apartments this will inevitably mean a substantial increase in the volume of traffic accessing the local streets.

While we are aware that development in a city space is inevitable to some degree, we would just like to see a compromise of keeping the building heights to a lower level to prevent Zetland becoming a concrete jungle as opposed to a thoughtfully developed and thriving community. We feel the current proposal lacks insight into community development priorities (lower rise apartment blocks, town houses, duplexes and thoughtful green spaces, access to sunlight).

Please think seriously and listen to the existing local residents before you agree to approve the building development. There is, we're certain, a more agreeable compromise available.

Thank you.

Martin, Ann & Daniel Chatterton

433/11 Victoria Park Parade

Zetland,

NSW 2017

Mobile: [REDACTED]

Reply

Forward



From: Yan Liu <[REDACTED]> on behalf of Yan Liu <[REDACTED]> <Yan Liu <[REDACTED]>

Sent on: Wednesday, August 7, 2024 3:12:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Samantha Kruize

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 planning team,

As one of the owners from EON Zetland Apartments that we had significant concerns regarding the views and privacy interruption from this potential development "D/2024/514" which is so close to our building on 11 Victoria Park Parade Zetland NSW 2017.

Therefore we are so worried of our privacy protection and our community for all the families in the area that are we going to have enough of sunshine after this new buildings coming up.

Please kindly look into this application and please advice if our views and privacy are safe before any approval hand over. Thanks for your understanding and protect our community!

Kind Regards,
Joshua Yan Liu

From: PO-KANG CHOU <[REDACTED]> on behalf of PO-KANG CHOU <[REDACTED]> <[REDACTED]>
Sent on: Wednesday, August 7, 2024 3:38:02 PM
To: dasubmissions@cityofsydney.nsw.gov.au; arees@cityofsydney.nsw.gov.au
Subject: Concerns Regarding Proposed Developments D/2024/514 by Deicorp

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

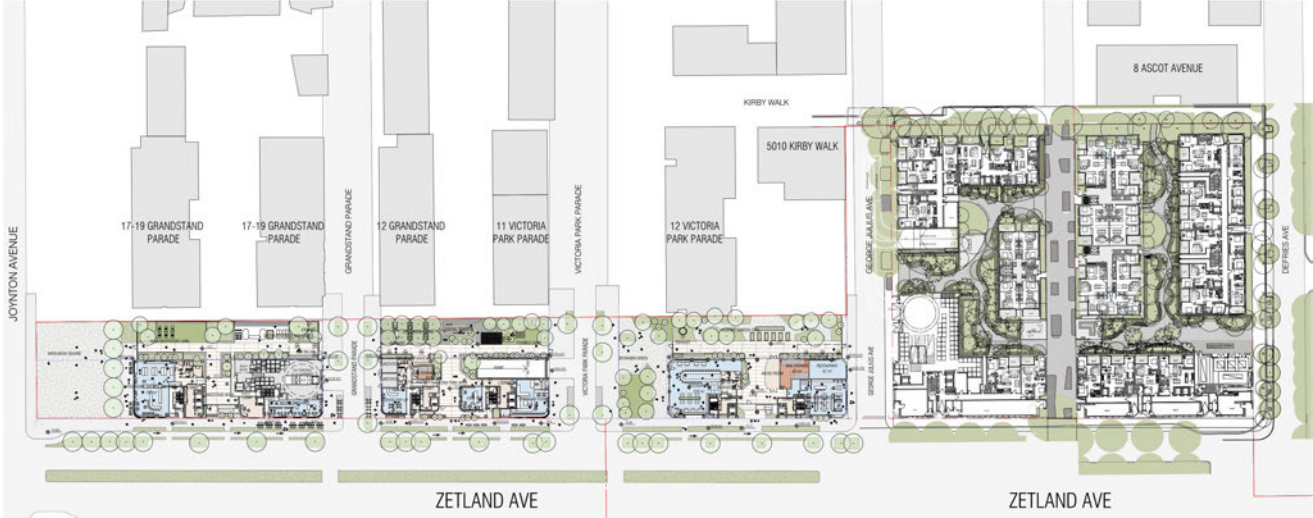
Dear Mr. Rees,

I hope this email finds you well.

I am writing to express my concerns regarding the proposed developments D/2024/514 by Deicorp, which are currently under public exhibition.

As a resident of 19 Grandstand Parade, Zetland, I feel it is important to raise several issues that I believe warrant careful consideration by the City of Sydney Council.

1. Proximity and Setback Regulations: Although I am not an expert in design and architectural drawings, it is evident from the plans displayed on the council planning portal that the proposed buildings A, B, and C are positioned very close to the southern side of our buildings. This close proximity raises concerns about adherence to setback regulations. Has the council reviewed the proposed developments to ensure they comply with the rules governing setback areas?



3. Excavation and Dilapidation Reports: The close proximity of these new developments suggests the inclusion of underground parking, necessitating excavation. Has Deicorp included assurances within their Development Application (DA) that they will conduct dilapidation reports for surrounding residents at their own expense? As a resident of six years, I am particularly concerned about avoiding situations similar to the Mascot Towers incident. Could the council enforce terms and conditions within the DA to ensure that developers provide assurances or remedies for any damages caused during the construction phase?
2. Building Height and Community Impact: The proposed heights of buildings A and B, at 50 meters and 45 meters respectively, will significantly impact our community by obstructing views and sunlight to the central courtyard between Grandstand Parade and Joynton Avenue. Has the council considered the detrimental effects of these building heights on the surrounding neighborhood? Could the council reconsider the proposed heights to align more closely with the existing buildings to mitigate these impacts?



3. Traffic Congestion and Noise Pollution: The addition of these new developments will inevitably increase traffic congestion and noise pollution in our area. What measures are being proposed to manage and minimize these impacts on the current residents?
4. Environmental Concerns: The construction of the proposed buildings raises significant environmental concerns, particularly related to dust and potential asbestos exposure. What measures have been proposed by Deicorp to minimize these environmental impacts? Are there assurances or remedies available for residents if we suffer damage, such as dust pollution affecting our facades and windows?

I understand the council's efforts to address the housing crisis, but it is crucial that the rights and well-being of existing residents are not jeopardized by powerful developers. I hope the City of Sydney Council will take our concerns seriously and provide us with regular updates as the development progresses.

Thank you for your attention to these matters and I look forward to your response.

Warm regards,
Sonny (resident of 19 Grandstand Parade)

From: Duanya Eileen HU <[REDACTED]> on behalf of Duanya Eileen HU <[REDACTED]>
<[REDACTED]> <Duanya Eileen HU <[REDACTED]>

Sent on: Wednesday, August 7, 2024 10:27:27 PM

To: dasubmissions@cityofsydney.nsw.gov.au; council@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Samantha Kruize

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 Samantha,

I hope this email finds you well. I am writing to express my urgent concerns regarding the proposed development plan, reference number D/2024/514, for the site at 130 Joynton Ave, Zetland NSW 2017. As a local resident, I believe it is crucial to address several issues that may arise from this project, which includes the construction of nine new buildings comprising 574 residential apartments.

- Lack of Infrastructure for Childcare and Education :** The area currently faces a shortage of childcare facilities and schools. The introduction of another 574 new apartments will undoubtedly exacerbate this issue, making it even more challenging for families to access essential services.
- Inadequate Public Transport and Parking :** Public transport options are limited, and roadside parking is already scarce. The influx of new residents will significantly strain these resources, leading to increased congestion, noise pollution and frustration among current residents.
- Traffic and Safety Concerns :** *The proposed connection of Victoria Park Parade to Zetland Ave raises concerns about increased noise at night and overall safety. This change is likely to increase traffic through residential areas, posing risks to both pedestrians especially young kids and drivers, and worsening the existing parking shortage.*
- Impact on Structural Integrity and Safety:** *One of my primary concerns is the potential impact of the new development on the structural integrity and safety of surrounding buildings. The proximity of the new buildings to existing structures, including my own, poses a significant risk. The construction activities could affect the foundation and stability of nearby buildings and the underground parking lots. Vibrations and heavy machinery used during construction could lead to cracks, shifts, and other structural damages, endangering the safety of current residents. It is imperative that comprehensive structural assessments and safety measures are in place to mitigate these risks.*
- Environmental and Noise Pollution :** The development is expected to generate significant noise and environmental pollution during construction and thereafter. The ongoing noise and dust could severely impact the quality of life for residents, particularly those in close proximity to the construction site, including the Gunyama Park Sports Field and Aquatic Centre.
- Lack of Landscaping and Green Spaces :** From the development plan, there appears to be no consideration for landscaping. The addition of nine buildings on such a small plot without green spaces or adequate parking will detract from the quality of life for existing and new residents alike. *It is essential to reduce the Floor Space Ratio* and include landscaping plans to enhance the area's aesthetic and environmental value.

In summary, the current development plan does not seem to address the critical infrastructure and environmental needs of the community. I urge the city council to reconsider the scale and scope of this project, ensuring that it includes provisions for childcare, schools, public transport, parking, safety, noise control, structural integrity, and green spaces.

Thank you for considering my concerns. I look forward to a development plan that benefits the entire community and preserves the quality of life in Zetland.

Best regards,

503

From: Christine Cho <[REDACTED]> on behalf of Christine Cho
<[REDACTED]> <Christine Cho <[REDACTED]>
Sent on: Thursday, August 8, 2024 2:32:11 PM
To: dasubmissions@cityofsydney.nsw.gov.au; arees@cityofsydney.nsw.gov.au
CC: l h <[REDACTED]> PO-KANG CHOU <[REDACTED]>
[REDACTED] Libin Zhong <[REDACTED]> [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Christine Cho <[REDACTED]>
Subject: Owners Concerns - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017
Attachments: logo_927531b2-d08e-4e6f-9460-65aa7276ac27.png (22.81 KB), facebook_28aee61b-e65d-4770-87cb-6057250fb06c.png (889 Bytes), linkedin_aa9aad6a-0a1d-40a7-94c0-2ce6840a9844.png (934 Bytes), instagram_787d67d3-8b0c-4304-a289-8c59388fa9c6.png (965 Bytes), sca3_c09aa576-cb0b-495d-9e4e-9a187e38b295.png (3.19 KB), banner-new_e4882eb6-214d-4ff3-8833-f8410636f194.png (283.02 KB)

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Dear Mr Rees,

I write to you as the strata managing agent of SP 88564 – 1 Kirby Walk, Zetlands.

I have been instructed by the owners to write on their behalf to Council in relation to D/2024/514 to voice their concerns with the proposed works.

Please find the below concerns and requests raised by the owners.

1. **Environmental and Health Concerns** - The proposed land remediation process raises serious concerns about the potential release of hazardous materials, such as asbestos. Given the site's proximity to high-density residential, recreational, and sports areas, airborne contamination poses a significant health risk to local residents. The construction management plan lacks adequate measures to mitigate this risk. We demand a fully enclosed hoarding and a 24/7 automatic water spray system covering the entire perimeter to protect public health.
2. **Building Height and Visual Impact** - The proposed height of Buildings A and B significantly exceeds that of our complex and the surrounding neighbourhood. This excessive height will create a visually oppressive environment for neighbouring residents and negatively impact the character of the area. We request a reduction in the height of these buildings to approximately seven stories, consistent with the local context.
3. **Structural Concerns and Property Damage** - The above ground structure has set back from the boundary; however, the basement is hard against our boundary. The location of the piles, shoring is likely to be located outside of the boundary due to the straightness of the piles. The ground water condition may also increase the risk of settlement of our property. The owner's corporation has recently passed the stage of litigation in the supreme court and does not want to enter further disputes and be under more financial stress due to legal issues. We would like to request a further set back from the boundary to the external wall of the basement, and consideration of item 2, which will reduce the number of car park space required and potentially 1 less basement level required, and the basement does not need to be deeper than our existing basement, to prevent the risk of differential settlement caused by shoring, piling and deep excavation work.
4. **Privacy** - The additional levels and rooftop garden in the proposed development will significantly compromise the privacy of our residents, particularly those with courtyards and high windows facing south. We request design modifications to address this privacy infringement.
5. **Fire Safety and Code Compliance** - Multiple fire related compliance requirements are not meeting deem to satisfy provision but performance solution. This is a very high density building not only a risk to its own building but also a risk of fire damage to our building. It would be highly appreciated if this design to be reviewed not focusing on commercial interest but more on public interest to meet deem to satisfy provision where possible and more consideration on its neighbouring property.
6. **Geotechnical Risks** - The report by Douglas partner has indicated the site will be constructed below the water table and soil type has significant impact on its geotechnical engineering work especially on piling, shoring and excavation work. The risk of soil collapsing, water ingress during construction process under the water table, excavation below our building footing level increase the risk of damaging our building structural (like Mascot

tower). The community would like the city to reconsider reducing the height of building A and B and push the basement level back from the boundary and control the level of the basement.

7. Traffic Management - The proposed location of Building D-E's garbage room and car park entry on the newly constructed road will exacerbate traffic congestion on Kirby Walk. We request an alternative driveway entrance, potentially on Defries Avenue.
8. Dilapidation Report - We demand a comprehensive dilapidation report that includes an assessment of our adjacent basement wall to identify any damage caused by construction activities.

We respectfully ask Council to carefully review the above-mentioned request and provide a detailed response or confirmation on the owners corporations concerns.

We look forward to hearing from you.

Thank you.



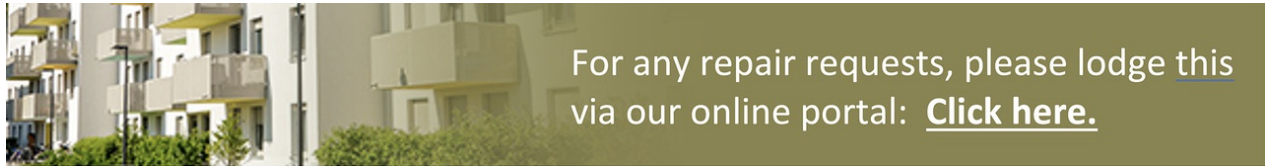
Christine Cho
Strata and Community Manager

P: [REDACTED] | Direct Line: [REDACTED]
E: [REDACTED]
277 Pyrmont Street,
ULTIMO NSW 2007
www.whelanproperty.com.au



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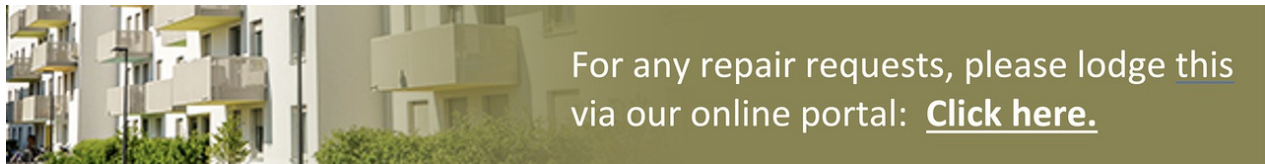
Christine Cho
Strata and Community Manager

P: [REDACTED] | Direct Line: [REDACTED]
E: [REDACTED]
277 Pyrmont Street,
ULTIMO NSW 2007
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From: David Milliken <[REDACTED]> on behalf of David Milliken
<[REDACTED]> <David Milliken <[REDACTED]>

Sent on: Thursday, August 8, 2024 4:14:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Samantha Kruize

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 DA Team,

Thank you for the opportunity to comment on this DA. I support the proposal and have the following comments to improve it.

I am a local resident and will be impacted by the proposal.

Firstly, I am disappointed to see that the proposal contains zero affordable housing, the DA submission does not even mention affordable housing anywhere. The proposal should be required to provide a minimum of 5% of its yield as affordable housing. Not a financial contribution that means everyone else pays for it, but actually physically provide the housing to an affordable housing provider in perpetuity.

Secondly, I understand the City is keen to support a light rail option to Green Square. From the diagrams I have seen the proposed route would turn from Defries Avenue into Zetland Avenue. The building on this corner should be setback sufficiently to allow a light rail turning arc that is not too tight, to minimise wheel squeal from rail line that is built.

Finally, the proposal will introduce traffic into the neighbourhood. If Zetland Avenue is to be extended through to Link Road be done as part of this development. Traffic should be able to exit to Link Road and turn left to M1/South Dowling Street, and right towards Epsom Avenue. Traffic should also be able to enter the precinct from both directions off Link Road. Traffic in Zetland needs additional exit points to the east to reduce unnecessary traffic circulation within the suburb.

Thank you,
David Milliken

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

Sent on: Thursday, August 8, 2024 7:48:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Samantha Kruize

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 would like to submit some comments for this new proposal.

I have lived in Zetland for 10 years now and I have seen the big development and growth of this Suburb which is a great news.

However as this Suburb continues to experience significant population growth, the need for an additional shopping center and amenities has become increasingly apparent. Currently, our community is served by only one shopping mall (East Village), which is insufficient to meet the demands of our expanding population. Especially with this new proposal of new 574 Apartments.

East Village was built when the community's population was considerably smaller. Over time, the community has grown rapidly, I feel the current shopping center struggles to accommodate the increasing number of shoppers. Before was easy to find parking in the shopping center and not much shoppers in the shopping center. But this has led to overcrowding and long wait times now, which is both inconvenient and inefficient.

I would like to suggest to consider a new shopping center to be built in this Suburb. A new mixed used building would be good like East Village, ground shopping center with apartments on top.

With more shopping options available, residents would spend less time traveling for their needs, leading to a more balanced and stress-free lifestyle. The new mall could include leisure and recreational facilities, offering additional amenities that enhance the overall quality of life in the community.

Given the rapid growth of our community, the construction of a new shopping mall is a necessary step to ensure that residents' needs are met efficiently. This will not only address the current issues of overcrowding and limited services but will also contribute to the long-term development and prosperity of our community. We urge the relevant authorities to consider this proposal.

Regards,
Crystal

From: Alex Makarytchev <[REDACTED]> on behalf of Alex Makarytchev <[REDACTED]>
<[REDACTED]> <Alex Makarytchev <[REDACTED]>

Sent on: Thursday, August 8, 2024 10:45:29 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Samantha Kruize

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 City of Sydney team,

I am writing to voice my concerns development application (DA) number D/2024/514 from Deicorp involves the construction of nine new buildings adjacent to our properties. As a member of the local community, and someone that would be severely impacted, **I am deeply concerned and object to D/2024/514**. This sentiment is no doubt shared by my neighbours and others living in the area.

For example, the following potential concerns deeply worry me:

- **Increased Traffic and Congestion:** The addition of 9 buildings, each ranging from 8 to 12 stories, will inevitably lead to increased traffic on local streets such as Gadigal Avenue, George Julius, Ascot Avenue, etc. These streets are already quite busy, and the influx of new residents and visitors could exacerbate the congestion, making it more challenging for current residents to navigate the area.
- **Impact on Sunlight and the Park:** According to the shadow analysis (p28 of Design Verification Statement Buildings A/B/C) ([link](#)), the construction of mid-rise buildings may potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents.
- **Underground Water Concerns:** The area is known to have a high level of underground water. Deep excavation for the construction of the basements, especially when done immediately adjacent to existing buildings, will likely require extensive pumping of underground water. This could compromise the structural integrity of nearby buildings, posing a significant safety risk. Mascot Towers is one of the most recent examples of such issues, resulting in devastating consequences for its residents, including personal bankruptcy. None of the local residents want to experience a similar situation again.
- **Contaminated Land:** It's also mentioned in [the geotechnical report](#) prepared by Douglas Partners. There is a concern regarding the remediation of contaminated land, including the presence of asbestos. Any disturbance of asbestos-containing materials during construction could compromise the air quality in the area. This is particularly concerning given the proximity of the newly built primary school, public swimming pool, and park. We as residents are very concerned about such disturbance as Zetland is a community where many young families with small children (0-10 years), we do not want to expose our children to the risk of asbestos.

D/2024/514 would have strong negative impacts on the local community, especially considering the safety concerns with the underground water and contaminated land adjacent to residential buildings.

Thank you,
Alex

From: Coco EON <[REDACTED]> on behalf of Coco EON <[REDACTED]> <Coco EON <[REDACTED]>
Sent on: Friday, August 9, 2024 12:30:40 PM
To: dasubmissions@cityofsydney.nsw.gov.au; arees@cityofsydney.nsw.gov.au
CC: Coco EON <[REDACTED]>
Subject: Concerns Regarding Proposed Developments D/2024/514 by Deicorp

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 Mr. Rees,

I hope this message finds you well. Thank you for your ongoing service and support to the residents of Sydney Council.

I am writing to express my concerns regarding the proposed development D/2024/514 by Deicorp, which is currently under public exhibition.

As a resident of 42/12 Victoria Park Parade, Zetland (part of the EON complex), I believe there are several issues that warrant careful consideration by the City of Sydney Council.

Traffic Management and Residents' Road Safety

- The current development proposal indicates that my building complex will be surrounded by the entry and exit points of car garages.
- The proposed location of Building D-E's garbage room and car park entry on the newly constructed road will likely exacerbate traffic congestion on Kirby Walk.
- The new road is only a few meters away from our car park entrance on Kirby Walk. Has the Council assessed the road safety implications for EON residents?
- The car park entry for Building D-E is expected to serve six new buildings, accommodating over 300 units, or approximately 1,000 residents. This will likely increase traffic congestion at the Kirby Walk intersection.
- The potential for increased noise and traffic congestion, particularly from rubbish trucks on the newly extended George Julius Avenue—a narrow lane like Kirby Walk—could significantly disrupt the daily lives of existing EON residents, especially those on Kirby Walk and Victoria Park Parade.

Given these concerns, we request that an alternative driveway entrance be considered, potentially on Defries Avenue.

Avoiding a Repeat of the Mascot Tower Incident

The proximity of the proposed developments raises concerns about potential damage to existing building structures, particularly in light of the Mascot Tower incident. The excavation required for underground parking could pose significant risks.

Has Deicorp included assurances within their Development Application (DA) that they will conduct dilapidation reports for surrounding residents at their own expense? As a resident of six years, I am particularly concerned about preventing any situation similar to Mascot Towers. Could the Council enforce terms within the DA to ensure developers provide assurances or remedies for any damages incurred during the construction phase?

These concerns are shared by other EON residents who will be impacted by proposed buildings A, B, and C. We ask that the Council review the proposed developments to ensure they fully comply with setback regulations and pose no structural risk.

Building Height and Community Impact

The proposed heights of buildings A and B, at 50 meters and 45 meters respectively, will significantly impact our community by obstructing views and sunlight to the central courtyard between Grandstand Parade and Joynton Avenue. Additionally, the potential heights of buildings D-E, which exceed those of our existing structures, will impact residents on Kirby Walk and the courtyard behind our complex. Has the Council considered the detrimental effects of these building heights on the surrounding neighborhood? Could the Council reconsider the proposed heights to better align with existing buildings and mitigate these impacts, along with any potential structural damage?

While I appreciate the Council's efforts to address the housing crisis, it is crucial that the rights and well-being of existing residents are not compromised by powerful developers. I trust the City of Sydney Council will take our concerns seriously and keep us informed as the development progresses.

Thank you for your attention to these matters. I look forward to your response.

Best regards

Coco

From: Coco Liu <[REDACTED]> on behalf of Coco Liu <[REDACTED]> <Coco Liu <[REDACTED]>

Sent on: Friday, August 9, 2024 1:04:30 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017 - Attention Samantha Kruize

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 Samantha,

I hope this message finds you well. Thank you for your ongoing service and support to the residents of Sydney Council.

I am writing to express my concerns regarding the proposed development D/2024/514 by Deicorp, which is currently under public exhibition.

As a resident of 42/12 Victoria Park Parade, Zetland (part of the EON complex), I believe there are several issues that warrant careful consideration by the City of Sydney Council.

Traffic Management and Residents' Road Safety

- The current development proposal indicates that my building complex will be surrounded by the entry and exit points of car garages.
- The proposed location of Building D-E's garbage room and car park entry on the newly constructed road will likely exacerbate traffic congestion on Kirby Walk.
- The new road is only a few meters away from our car park entrance on Kirby Walk. Has the Council assessed the road safety implications for EON residents?
- The car park entry for Building D-E is expected to serve six new buildings, accommodating over 300 units, or approximately 1,000 residents. This will likely increase traffic congestion at the Kirby Walk intersection.
- The potential for increased noise and traffic congestion, particularly from rubbish trucks on the newly extended George Julius Avenue—a narrow lane like Kirby Walk—could significantly disrupt the daily lives of existing EON residents, especially those on Kirby Walk and Victoria Park Parade.

Given these concerns, we request that an alternative driveway entrance be considered, potentially on Defries Avenue.

Avoiding a Repeat of the Mascot Tower Incident

The proximity of the proposed developments raises concerns about potential damage to existing building structures, particularly in light of the Mascot Tower incident. The excavation required for underground parking could pose significant risks.

Has Deicorp included assurances within their Development Application (DA) that they will conduct dilapidation reports for surrounding residents at their own expense? As a resident of six years, I am particularly concerned about preventing any situation similar to Mascot Towers. Could the Council enforce terms within the DA to ensure developers provide assurances or remedies for any damages incurred during the construction phase?

These concerns are shared by other EON residents who will be impacted by proposed buildings A, B, and C. We ask that the Council review the proposed developments to ensure they fully comply with setback regulations and pose no structural risk.

The proposed heights of buildings A and B, at 50 meters and 45 meters respectively, will significantly impact our community by obstructing views and sunlight to the central courtyard between Grandstand Parade and Joynton Avenue. Additionally, the potential heights of buildings D-E, which exceed those of our existing structures, will impact residents on Kirby Walk and the courtyard behind our complex. Has the Council considered the detrimental effects of these building heights on the surrounding neighborhood? Could the Council reconsider the proposed heights to better align with existing buildings and mitigate these impacts, along with any potential structural damage?

While I appreciate the Council's efforts to address the housing crisis, it is crucial that the rights and well-being of existing residents are not compromised by powerful developers. I trust the City of Sydney Council will take our concerns seriously and keep us informed as the development progresses.

Thank you for your attention to these matters. I look forward to your response.

Best regards

Coco

Sent from my iPhone

From: Samantha Kruize <SKruize@cityofsydney.nsw.gov.au> on behalf of Samantha Kruize <SKruize@cityofsydney.nsw.gov.au> <Samantha Kruize <SKruize@cityofsydney.nsw.gov.au>>
Sent on: Thursday, August 29, 2024 8:24:33 AM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017

From: Ruslan <[REDACTED]>
Sent: Wednesday, August 28, 2024 6:37 PM
To: Samantha Kruize <SKruize@cityofsydney.nsw.gov.au>
Subject: Query: D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017

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 would like to raise the following concerns:

- **Increased Traffic and Congestion:** The addition of 9 buildings, each ranging from 8 to 12 stories, will inevitably lead to increased traffic on local streets such as Gadigal Avenue, George Julius, Ascot Avenue, etc. These streets are already quite busy, and the influx of new residents and visitors could exacerbate the congestion, making it more challenging for current residents to navigate the area.
- **Impact on Sunlight and the Park:** According to the shadow analysis (p28 of Design Verification Statement Buildings A/B/C) ([link](#)), the construction of mid-rise buildings may potentially block sunlight to the newly built park. This park is a valuable community space, and reduced sunlight could negatively impact its usability and the overall enjoyment of the residents.
- **Underground Water Concerns:** The area is known to have a high level of underground water. Deep excavation for the construction of the basements, especially when done immediately adjacent to existing buildings, will likely require extensive pumping of underground water. This could compromise the structural integrity of nearby buildings, posing a significant safety risk. Mascot Towers is one of the most recent examples of such issues, resulting in devastating consequences for its residents, including personal bankruptcy. None of the local residents want to experience a similar situation again.
- **Contaminated Land:** It's also mentioned in [the geotechnical report](#) prepared by Douglas Partners. There is a concern regarding the remediation of contaminated land, including the presence of asbestos. Any disturbance of asbestos-containing materials during construction could compromise the air quality in the area. This is particularly concerning given the proximity of the newly built primary school, public swimming pool, and park. We as residents are very concerned about such disturbance as Zetland is a community where many young families with small children (0-10 years), we do not want to expose our children to the risk of asbestos.

Thank you for your kind attention.

Kind Regards,
Rus Bubis



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From: Samantha Kruize <SKruize@cityofsydney.nsw.gov.au> on behalf of Samantha Kruize <SKruize@cityofsydney.nsw.gov.au> <Samantha Kruize <SKruize@cityofsydney.nsw.gov.au>>
Sent on: Thursday, August 29, 2024 8:24:54 AM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017

From: Zhen Liu <[REDACTED]>
Sent: Wednesday, August 28, 2024 10:05 PM
To: Samantha Kruize <SKruize@cityofsydney.nsw.gov.au>
Subject: Query: D/2024/514 - 130 Joynton Avenue ZETLAND NSW 2017

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 Samantha,

Hope you are well. Apologies for the late query. I just came back from overseas holiday and found this DA from my letter box.

As a resident from 12 Victoria park parade I have concerns with this DA:

1. The proposed building A,B at 50 meters and 45 meters respectively will significantly impact the sunlight of my property. Has the Council considered the detrimental effects of these building heights on the surrounding neighborhood? Could the Council reconsider the proposed heights to better align with existing buildings and mitigate these impacts, along with any potential structural damage?
2. The proximity of the proposed developments raises concerns about potential damage to existing building structures, particularly in light of the Mascot Tower incident. The excavation required for underground parking could pose significant risks. Is there any action being taken by the Council to avoid any incident from happening?

Thanks for you time and hope to hear back from you.

Regards,
Zhen

From: Jomin Sim <[REDACTED]> on behalf of Jomin Sim <[REDACTED]> <Jomin Sim <[REDACTED]>

Sent on: Sunday, November 10, 2024 12:14:54 AM

To: council@cityofsydney.nsw.gov.au

Subject: Concerns Regarding Development Application D/2024/514 - Zetland NSW 2017

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 Sydney Council,

This email expresses my concerns regarding the proposed development at 130 Joynton Avenue ZETLAND NSW 2017 . As a resident of adjacent building at 17 Grandstand Pde, Zetland, I have reviewed the development application and identified several potential issues that require careful consideration:

- 1. Increased Traffic and Congestion:** The proposed addition of 9 buildings, with heights ranging from 8 to 12 stories, will undoubtedly increase traffic volume on local roads. This raises concerns about increased congestion, potential for rat-running through residential streets, and difficulties accessing existing amenities. Has a comprehensive traffic study been conducted to assess the impact and propose mitigation strategies?
- 2. Impact on Sunlight and Park:** The shadow analysis of the Design Verification Statement for Buildings A/B/C ([link to document]) indicates a potential loss of sunlight to the newly built park. This park is a valuable community asset, and preserving its access to sunlight is crucial for its usability and the well-being of residents.
- 3. Underground Water Concerns:** The area is known for high underground water levels. The deep excavation required for basement construction, particularly close to existing buildings like mine, raises serious concerns about the need for extensive water pumping. This could potentially undermine the structural integrity of nearby buildings and pose a safety risk. A detailed hydrogeological assessment and mitigation plan are essential to address this.
- 4. Contaminated Land and Asbestos:** The geotechnical report by Douglas Partners highlights the presence of contaminated land and asbestos. Disturbing these materials during construction could release hazardous substances, impacting air quality and posing a significant health risk, especially to vulnerable populations. Given the proximity of the new primary school, public swimming pool, and park, and the high number of young families in Zetland, this is of utmost concern. A rigorous asbestos management plan must be in place to ensure the safety of residents, particularly children, during and after construction.
- 5. Inadequate Public Transport and Parking:** The current public transportation infrastructure and parking availability are already strained. This development will exacerbate the problem. Have provisions been made for increased public transport services and adequate parking to accommodate the influx of new residents?

I urge the council to thoroughly investigate these concerns and ensure that the development proceeds only with comprehensive mitigation strategies in place to protect the existing community and environment.

Thank you for your time and attention to this matter.

Sincerely,

Jomin Sim , 17 Grandstand Pde, Zetland NSW 2017