

Attachment F

Submissions

From: Lynne Hannan <[REDACTED]> on behalf of Lynne Hannan

<[REDACTED]> <Lynne Hannan <[REDACTED]>

Sent on: Thursday, May 16, 2024 9:38:46 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/1012 - 158 Botany Road ALEXANDRIA NSW 2015 - 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.

Thanks for the opportunity to comment.

Please carefully consider the implications of further overcrowding in this area. The problems with traffic, road gridlock, the formation of rat runs, disruptions to existing residents, the noise, pollution, blocking of access to natural light and breezes, pollution, car and truck fumes etc etc. council needs to consider the levels of litter and urban detritus and vermin that are attracted to areas where people are either itinerant or who have no investment in the local area because they don't live there. The tonnes of dumped house goods and furniture that often line the streets. Please consider these impacts on mental health and the prevalence of social stress and ills like domestic violence. There has to be limits and thresholds for sensible and sustainable levels of crowded living in urban areas. Please observe them.

Dr Lynne Hannan PhD

Sent from my iPhone

From: Shyronn Smardon <[REDACTED]> on behalf of Shyronn Smardon <[REDACTED]> <Shyronn Smardon <[REDACTED]>
Sent on: Thursday, May 16, 2024 6:21:28 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2023/1012 - 158 Botany Road ALEXANDRIA NSW 2015 - 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.

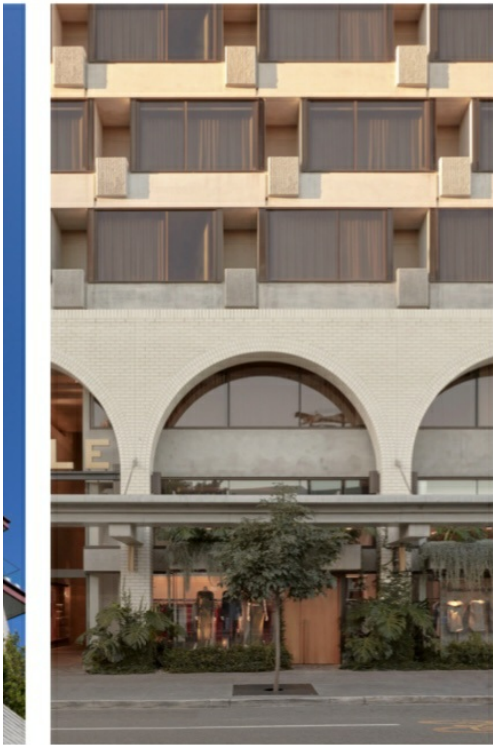
Hi Samantha,

I'm a neighbouring homeowner and would like to raise a few concerns I have with this current iteration of this development.

- Overall great to see an empty site taking advantage of the updated zoning as a result of the new Metro line
- Nice use of facade materials and colour, but unfortunately most people won't see the entire building from this rendering vantage point (most will simply see the first two storeys while waking by. For this reason (focusing on these two storeys), the building isn't as interesting as it could/should be when you take into account the facade details found within the neighbourhood. Arches were detailed in the design report but for some reason were not reflected in the design. This should strongly be revisited, as this would greatly enhance the view and interest from the street perspective. The reflective awning feels out of place, and I don't believe the visual investment/return would be nearly as strong as incorporating double story brick arches. This unique arched detail would also attract great tenants, especially this detail and texture would be very appropriate for cafe tenant with such great morning light.
- Gender neutral washrooms should be considered. Most new future-forward developments are moving in this direction. This will allow the development to not feel dated by the time it is built.
- A bit more green to go along with the trees on the front facade would add to making the space feel greener. Currently the rear of the building has this and is slightly more interesting for it.
- It would be great if the trees were a bit more unique to help identify this development and allow it to feel a bit more premium than simply using generic trees.
- As the report mentions, the owner also owns the rear lot facing Alexandria Park. If including with this development, it would be a great advantage and opportunity to the tenant and cafe to have this thoroughway be more apparent to add a bit of delight to the development. Imagine a meaningful and thoughtfully designed path that connects the cafe to the park for both walking breaks for commercial tenants as well as the public to stop in for a coffee on their way to the Metro. There will soon be lots of cafe competition within the metro development. This would be a tangible point of difference for people to consciously consider this development as their destination.
- Looking forward to this project moving ahead and attracting a great tenant.

A few support photos below:

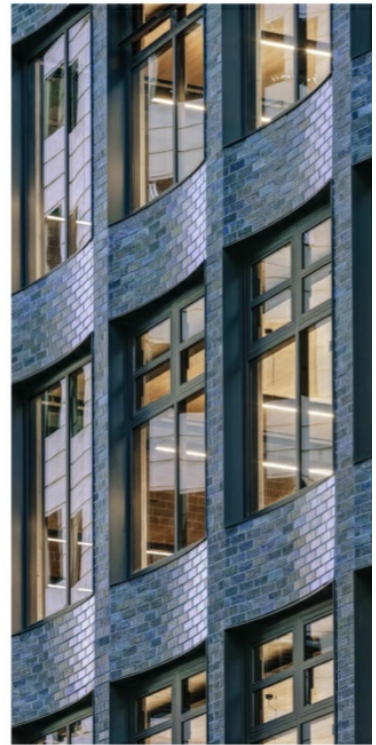




Street Wall



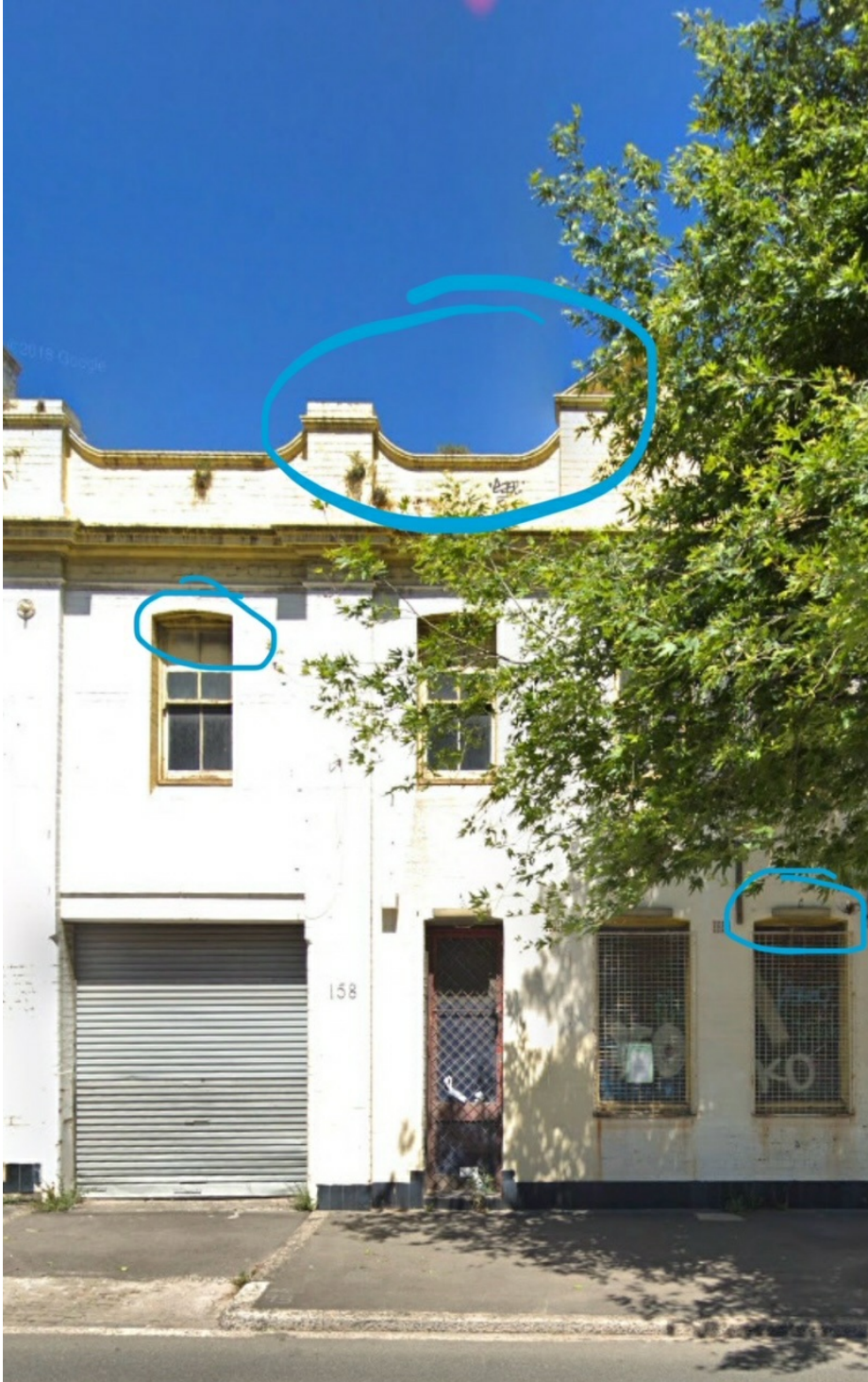
Historic Layers



Openness



Botany Lane | Close up







MIRRORED AWNING



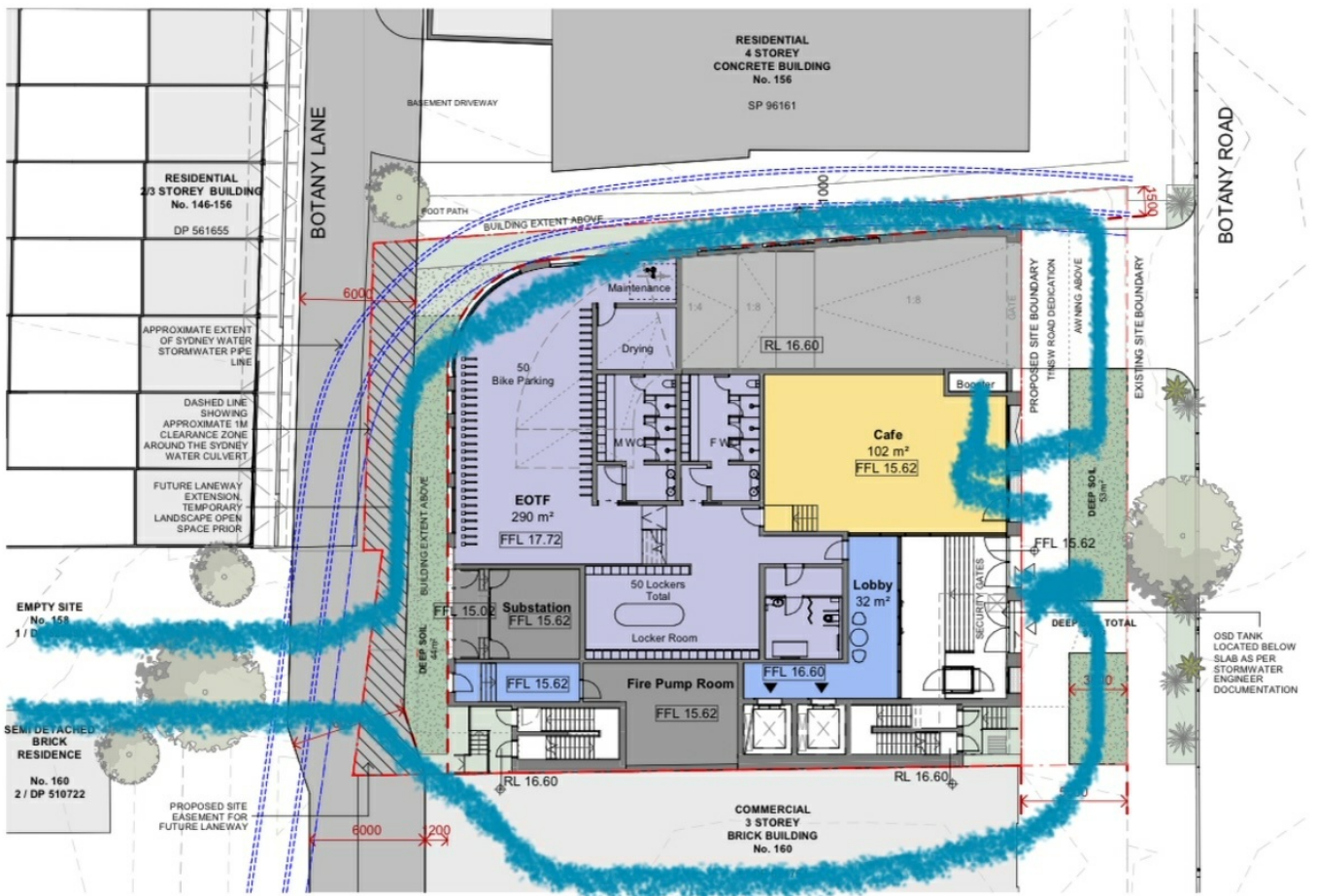
33 of 70





Reference Scheme

Ground Floor Plan



Ground Floor | Reference Scheme

SJB

158 Botany Road

I hope these points get passed along to the developer for design consideration.

Thanks
Shyronn Smardon

From: Michael Talone <[REDACTED]> on behalf of Michael Talone <[REDACTED]> <Michael Talone <[REDACTED]>
Sent on: Monday, May 27, 2024 1:10:35 PM
To: council@cityofsydney.nsw.gov.au
Subject: Re: D/2023/1012 (158 Botany Road Alexandria NSW 2015)

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.

Sent from my iPad

On 27 May 2024, at 1:04 PM, Michael Talone <[REDACTED]> wrote:

Attention: Samantha Kruize (02 9265 9333)

The following are comments re Concept Development Application by Blueshore Development.

Concern remains regarding initial proposal for a thoroughfare to be created between the above site and Wyndham street. This should never be approved, due to safety factors and impingement on residential sites.

The concept building must require sufficient setback from sites 146 to 164 Wyndham street.

Eight stories as proposed by this application seems excessive, particularly in regards to shading, aesthetics with those around it and negative effects on all residential abodes in this area.

Clarification is necessary for the term 'commercial,. This developer has a history of favouring 'short term residential' developments, which makes this concept application, dubious at best.

Botany lane, should not become a busy thoroughfare as proposed by this development. Noise is a real factor, when creating access and egress points to Buckland Street to the North.

It should be noted that the drawings are outdated. Where 160 Wyndham street is shown as 'semi detached', it is now free standing due to 158 Wyndham street being empty. (party wall no longer exists).

Is proposed tree planting on Western side, sufficient for privacy concerns, due to balconies being part of this design?

*Attended noise monitoring should be required at Botany Lane and West side, to gain proper understanding of effects of this building on adjoining residents. **See Noise assessments dated 7 November 2023.***

The effects of this Concept Development Application are profound. Particularly on the surrounding properties. All residents in this area will expect to be informed urgently during the City of Sydney process. This would include updates and any changes required.

Yours faithfully
Michael & Cynthia Talone
160 Wyndham Street Alexandria



Sent from my iPad

From: Georgia Kenny <[REDACTED]> on behalf of Georgia Kenny
<[REDACTED]> <Georgia Kenny <[REDACTED]>

Sent on: Tuesday, May 28, 2024 9:14:43 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to D/2023/1012 - 158 Botany Road Alexandria

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

To whom it may concern,

I am writing to formally object to the Concept Development Application proposed by the City of Sydney Council for the commercial development adjacent to my property, particularly concerning the aspect of concept envelopes reaching heights of up to 35 meters. While I understand the necessity for progress and urban development, I must express deep concern regarding the potential repercussions this project could have on my property and quality of life.

The proposed development's significant height poses a direct threat to the sunlight access of my property, particularly concerning the installation and effectiveness of solar panels. The overshadowing effect resulting from towering structures to the north of my property would severely limit the amount of sunlight my property receives, thereby significantly diminishing the viability and efficiency of any solar energy systems I may wish to install. This limitation not only impacts my ability to embrace sustainable energy practices but also directly affects the value of my property and its long-term sustainability.

Moreover, the overshadowing effect could have broader implications for the liveability of my home, potentially leading to increased energy consumption for heating and lighting, as well as impacting the aesthetic appeal and comfort of outdoor spaces.

While I recognize the importance of balanced urban development, it is imperative that the City of Sydney Council considers the rights and interests of all affected stakeholders. I urge the council to reassess the proposed height allowances and take proactive measures to mitigate the overshadowing impact on neighbouring properties, including mine.

In addition, there will be other effects locally such as increased traffic in the area when Wyndham Street spends majority of its time in Gridlock, increased cars requiring street parking which is not currently restricted or policed and free for non-residents to park, and in the future increased intake on the local schools.

In conclusion, I strongly oppose the Concept Development Application in its current form and request that the council re-evaluates the proposed height allowances to ensure that they do not infringe upon the rights and well-being of neighbouring property owners. It is essential that any development initiatives prioritize sustainability, community well-being, and the preservation of property values.

Please also note the details and Privacy Concerns from the council's website -

<https://www.cityofsydney.nsw.gov.au/development-applications/comment-object-development-proposal>

Thanks and regards
Georgia Kenny

From: Christopher Kenny <[REDACTED]> on behalf of Christopher Kenny

<[REDACTED]> <Christopher Kenny <[REDACTED]>

Sent on: Tuesday, May 28, 2024 9:22:41 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: cmoore@cityofsydney.nsw.gov.au; rkok@cityofsydney.nsw.gov.au; WChan@cityofsydney.nsw.gov.au

Subject: Re: Objection to D/2023/1012 - 158 Botany Road Alexandria

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To whom this may concern,

RE: Objection to D/2023/1012 - 158 Botany Road Alexandria

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While I understand the necessity for progress and urban development, I must express deep concern regarding the potential repercussions this project could have on my property and quality of life.

The proposed height of the development significant height poses a direct threat to the sunlight access of my property, particularly concerning the installation and effectiveness of solar panels. The overshadowing effect resulting from towering structures to the north of my property would severely limit the amount of sunlight my property receives, thereby significantly diminishing the viability and efficiency of any solar energy systems I may wish to install. This limitation not only impacts my ability to embrace sustainable energy practices but also directly affects the value of my property and its long-term sustainability.

Moreover, the overshadowing effect could have broader implications for the liveability of my home, potentially leading to increased energy consumption for heating and lighting, as well as impacting the aesthetic appeal and comfort of outdoor spaces. In addition, there will be other effects locally such as increased traffic in the area when Wyndham Street spends majority of its time in gridlock, increased cars requiring street parking (which is not currently restricted and free for non-residents to park) and in the future increased intake on the local schools.

While I recognize the importance of balanced urban development, it is imperative that the City of Sydney Council considers the rights and interests of all affected stakeholders. I urge the council to reassess the proposed height allowances and take proactive measures to mitigate the overshadowing impact on neighbouring properties, including mine.

In conclusion, I strongly oppose the Concept Development Application in its current form and request that the council re-evaluates the proposed height allowances to ensure that they do not infringe upon the rights and well-being of neighbouring property owners. It is essential that any development initiatives prioritize sustainability, community well-being, and the preservation of property values.

Kind regards,

Christopher Kenny

From: John Bloomfield <[REDACTED]> on behalf of John Bloomfield
<[REDACTED]> <John Bloomfield <[REDACTED]>

Sent on: Wednesday, May 29, 2024 1:56:43 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: cmoore@cityofsydney.nsw.gov.au; rkok@cityofsydney.nsw.gov.au; WChan@cityofsydney.nsw.gov.au; EDavis@cityofsydney.nsw.gov.au; SELLsmore@cityofsydney.nsw.gov.au; LGannon@cityofsydney.nsw.gov.au; SMJarrett@cityofsydney.nsw.gov.au; LScott@cityofsydney.nsw.gov.au; YWeldon@cityofsydney.nsw.gov.au; AWorling@cityofsydney.nsw.gov.au

Subject: Re OBJECTION relating to DA reference number D/2023/1012 address: 158 Botany Rd, Alexandria, NSW

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.

Objection Statement

I am writing to formally object to the Concept Development Application proposed by the City of Sydney Council for the commercial development adjacent to my property, particularly concerning the aspect of concept envelopes reaching heights of up to 35 meters. While I understand the necessity for progress and urban development, I must express deep concern regarding the potential repercussions this project could have on my property and quality of life.

The proposed development's significant height poses a direct threat to the sunlight access of my property, particularly concerning the potential installation and effectiveness of solar panels that we are considering. . The overshadowing effect resulting from towering structures to the north of my property would severely limit the amount of sunlight my property receives, thereby significantly diminishing the viability and efficiency of any solar energy systems I may wish to install. This limitation not only impacts my ability to embrace sustainable energy practices but also directly affects the value of my property and its long-term sustainability.

Moreover, the overshadowing effect could have broader implications for the liveability of my home, potentially leading to increased energy consumption for heating and lighting, as well as impacting the aesthetic appeal, comfort and health aspects of outdoor spaces.

While I recognize the importance of balanced urban development, it is imperative that the City of Sydney Council considers the rights and interests of all affected stakeholders. I urge the council to reassess the proposed height allowances and take proactive measures to mitigate the overshadowing impact on neighbouring properties, including mine. You will appreciate the unique architectural flavour of federation terrace houses that Alexandria has and, in this instance, the impact of the proposed development on such "low rise" homes.

In conclusion, I strongly oppose the Concept Development Application in its current form and request that the council re-evaluates the proposed height allowances to ensure that they do not infringe upon the rights and well-being of neighbouring property owners. It is essential that any development initiatives prioritize sustainability, community well-being, and the preservation of property values.

Yours sincerely

John Bloomfield

5/170 Wyndham St, Alexandria

From: <[REDACTED]>
Sent on: Thursday, May 30, 2024 12:45:47 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2023/1012 - 158 Botany Road ALEXANDRIA NSW 2015 - Attention Samantha Kruize
Attachments: Objection Letter - 158 Botany Road.pdf (962.7 KB)

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

Good morning,

Please see the attached letter of objection to D/2023/1012.

We would be happy to discuss any aspect of our letter.

We request that our contact information (email addresses and phone numbers) be kept private.

Kind regards,
Bailee Walker ([REDACTED]) and Dominic Delany ([REDACTED])

30 May 2024

Bailee Walker and Dominic Delany
154 Wyndham St
Alexandria NSW 2015

City of Sydney

Town Hall House
456 Kent St
Sydney NSW 2000

Objection to Concept Development Application D/2023/1012 (158 Botany Road)

Our names are Bailee Walker and Dominic Delany. We are the owners of 154 Wyndham St, Alexandria (Lot 7, Deposited Plan 1197712), which shares a rear boundary with 158 Botany Road. Our home is a recently built 3 storey terraced house, which we live in with our three young children.

We understand that our home is located in a dynamic part of Sydney that is undergoing renewal. We are generally supportive of development and acknowledge that the development of 158 Botany Road, which is currently vacant, will be an important part of the revitalisation of the area.

However, we are unable to support the concept development application (**Concept Application**) in its current form. We object on the following grounds.

Objection 1: Botany Lane Access Arrangements

Summary of Objection 1

An extension of Botany Lane to provide access to 158 Botany Road cannot be achieved without acquisition of part of our land. We have not been consulted about this and do not consent to it.

This means that the proposed development will not provide the laneway access envisaged in the Sydney Development Control Plan 2012 (DCP) and cannot properly be approved under the alternative height and floor space ratios set out in clause 6.60B of the Sydney Local Environment Plan 2012 (LEP).

The Concept Application has been submitted under the planning controls for Botany Road Precinct Opportunity Land that commenced as changes to the LEP and the DCP on 27 June 2022.

Specifically, the Concept Application seeks approval of a concept envelope that exceeds the ordinary maximum height and floor space ratios applicable to the site in accordance with the terms of subclauses 6.60B (3) and (4) of the Sydney LEP. Under these rules, the application seeks approval for a 35 m building height rather than a 15 m building height and a floor space ratio of 4 rather than 1.

As the Council will be aware, the ability of the Council to approve the alternative height and floor space ratios proposed is subject to the terms of subclause 6.60B(6), which provides that:

*'(6) Subclauses (3) and (4) do not apply unless the consent authority is satisfied—
(a) the development provides, or will provide, appropriate public access and laneways,'*

This condition is intended to facilitate the development of a new laneway network, which was identified in the Botany Road Precinct Planning Proposal as being central to the facilitation of a permeable, connected and liveable precinct¹. Page 58 of the Botany Road Planning Proposal states:

'Laneway network

This planning proposal require proponents who utilise the incentive planning controls to dedicate land for the purposes of laneways, where required by Council. The draft DCP includes a Streets and Lanes Map to support the provisions of this planning proposal. The new laneways will improve permeability of large blocks and provide for vehicular access and building servicing. Figure 50 shows proposed land dedications to achieve the new laneway network through the Precinct.'

Figure 50 shows an intention to extend Botany Lane from its existing end point at the back of 156 Botany Road along the back of 158 Botany Road.

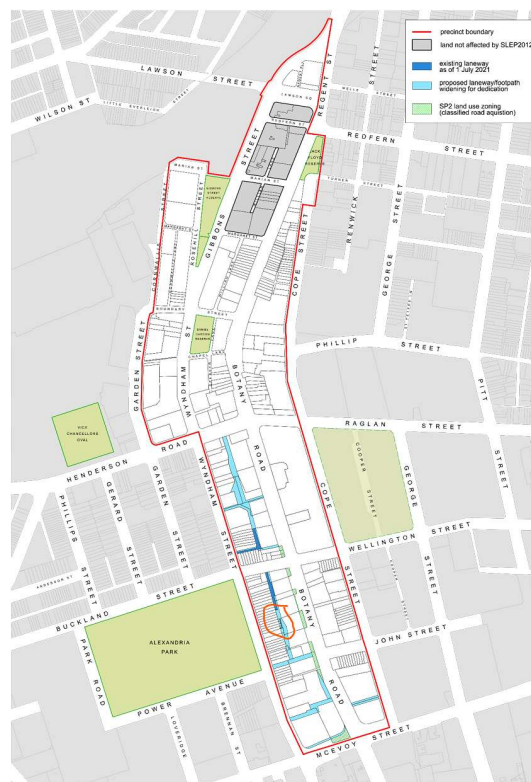


Figure 50. Land dedications for streets and lanes identified in the DCP

While the Concept Application includes dedication of part of 158 Botany Road for the extension of Botany Lane, and many of the diagrams for the development illustrate the development backing on

¹ Botany Road Precinct Planning Proposal, pages 62 and 63 (<https://www.cityofsydney.nsw.gov.au/policy-planning-changes/proposed-planning-controls-botany-road-precinct>)

to Botany Lane, it is not possible for Botany Lane to be extended without an acquisition (whether by negotiation, or compulsory acquisition) of part of our property and the property of our neighbours. This is because Botany Lane currently ends in shared driveway on private land (including ours) that is used by the homes located at 146 – 156 Wyndham Street and the apartment building located at 156 Botany Road. This arrangement is supported by mutual right of access easements granted by each of these properties to each other.

No right of access easement has been granted over this driveway in favour of 158 Botany Road.

The need for an extension of Botany Lane to cross our driveway is acknowledged in the Concept Application in the Stage 1 DA Design Report, which notes that:

‘The site does not have access to Botany Lane, which ends at the mid block of 156 Botany Road to the north. As such, any access from this point to the rear of the properties (as seen in aerial images) is via private land with rights of way / access arrangements in place with 156 Botany Road and the townhouses at 146-156 Wyndham Street. The ability for the Botany Road Laneway to be realised as per the DCP, and vehicle access to be provided from the rear of our site, is contingent upon this land (north of the site) being released to the public.’

It is not clear how the applicants propose to ‘release’ our land to the public. Having a private access point to our home at the end of a quiet laneway is a feature of our property that we value. We have not been consulted about any proposal to acquire our land for the purpose of extending Botany Lane and would not be in favour of any such proposal unless it provided us with adequate compensation for the loss of amenity for our home.

Without consulting with us and the other landholders who utilise the private driveway at the end of Botany Lane, we do not see how the Council can be ‘satisfied’ under subclause 6.60B(6) of the Sydney LEP that ‘the development provides, or will provide, appropriate public access and laneways’. A dedication of land not connected to the existing laneway does not satisfy this criteria.

This issue was raised with Council in an RFI, to which the applicant responded:

‘Following receipt of this RFI a number of discussions occurred with Council to outline the land ownership restrictions that would limit the direct provision of Botany Lane extension. This clarified the inability of the applicant to secure and provide lawful access to the rear of the site. A meeting was held on 18 December 2023 with Council to discuss these issues.

As part of this discussions/meeting with Council, it was agreed that an alternate and more conventional configuration of the laneway at the rear of the site (being straightened form what is envisaged in the DCP) would deliver a better outcome. The dedication of land for the future laneway on 158 Botany Road and adjoining 158 Wyndham Street (either side of the proposed Botany Lane extension), to be delivered through a Planning Agreement associated with this DA, is the basis for the proposal alternate laneway configuration. The revised alignment of the laneway is illustrated on the revised Architectural Design Report (Attachment A).

...

▪ *Access via Botany Road and Laneway – As discussed above, the ability to access the site from the future Botany Laneway has been considered by the project architects. The access*

proposed in this DA via Botany Road is an interim arrangement, and any changes to this arrangement would be subject to the securing of land for the extension of the laneway (north of the site).'

This response fails to grapple with the key issue, which is that the *'inability of the applicant to secure and provide lawful access to the rear of the site'* means that the Concept Application does not meet the requirements of planning controls set out in clause 6.60B of the LEP.

Separately from the technical legal requirements of the Sydney LEP, it is clear from the Botany Road Precinct Planning Proposal that extension of the laneway network is necessary to ensure that the increased development incentivised by the proposal will result in a connected, liveable precinct. We are concerned that a commercial development of this scale built directly on the back of our terrace house without any clear plan about how a dividing public laneway will be created will result in a suboptimal development outcome.

We also consider it would be in the Council's interest for the laneway issue to be resolved as part of the approval of the Consent Application rather than linger as an issue to be dealt with by the Council following approval of the development.

Objection 2: Impact of development on solar access and the visual and acoustic privacy of our home

Summary of Objection 2

The design set out in the Concept Application includes terraces / balconies that are oriented to directly face into the second and third levels of our home, and closely overlook our backyard.

We do not think that this is compliant with the visual and acoustic privacy requirements of the DCP and are concerned that this will materially impact on the visual and acoustic privacy of our home.

We also have objections to the current design of the project due to its impact on the visual and acoustic privacy of our home.

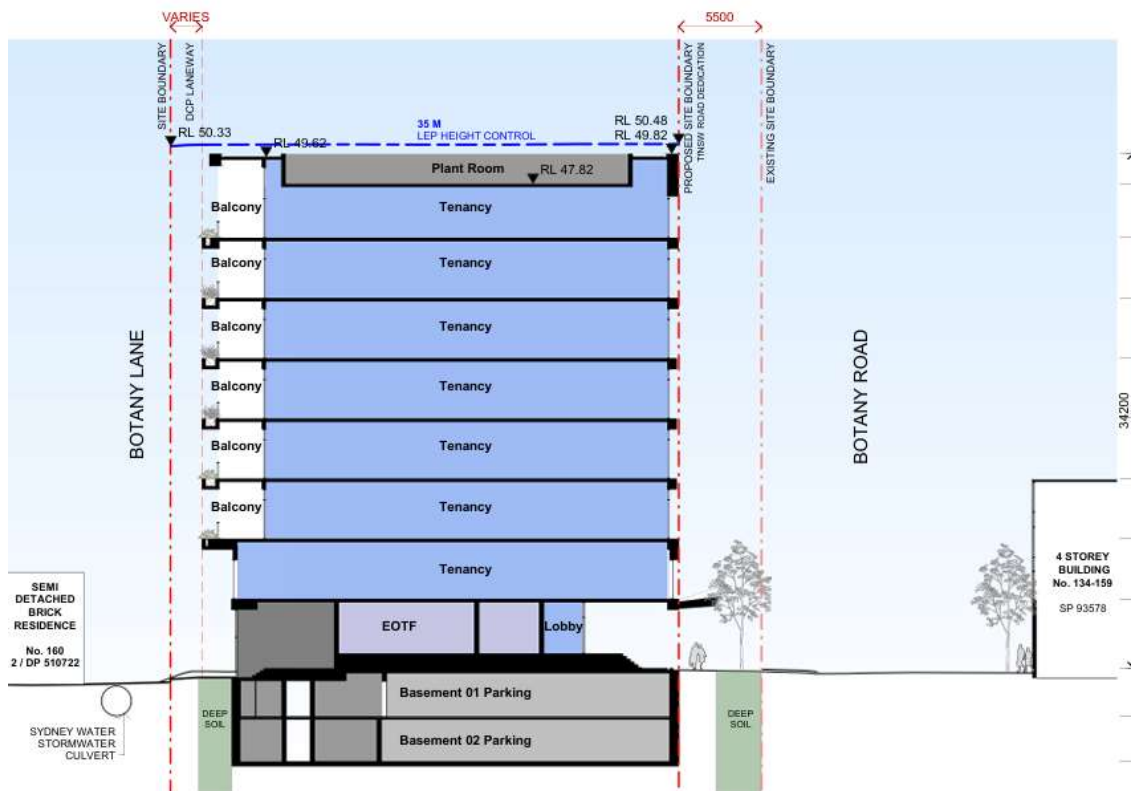
Section 5.10.4.6 of the DCP sets out an objective to *'ensure a high level of amenity by protecting the visual and acoustic privacy of dwellings and private open spaces through design and layout of development.'*

This is to be achieved by ensuring that developments *'use building orientation, design and layout to manage visual and acoustic privacy to ensure adequate access to daylight and natural ventilation.'*

The proposed building is in very close proximity to, and oriented to directly face the rear of, our home, which can be seen in the following image (our home is the terrace second from the left).



Rather than the design and layout of the building minimising the impact on our visual and acoustic privacy, it exacerbates it by providing for a large window on the first floor and open balconies on floors 2-7 looking directly into three of our bedrooms and our back yard. This can be seen in the following diagram sourced from the Stage 1 DA Design Report.



The height of the 'Semi Detached Brick Residence' shown on this diagram is approximately the height of the ground floor of our home.

An RFI about the impact of the proposal on visual and acoustic privacy was raised with the applicant, who provided the following response.

'Visual and Acoustic Privacy – The revised reference scheme drawings indicate that no openings are proposed on the northern or southern elevation to typical levels. A balcony/terrace is proposed to the western elevation (with opening at the side boundary at the north and southern ends). However, given the configuration and outlook from this terrace, it will not adversely impact the visual or acoustic privacy of existing or proposed surrounding development.'

We disagree with this assessment and would welcome a site visit from Council representatives to form their own views. In line with the requirements of the DCP, we would like the proposed design to be reconsidered to protect our visual and acoustic privacy by removing the proposed balconies / terraces and ensuring that windows that look directly into our home are designed in a manner that lets in light while protecting our privacy.

We are also concerned about the overshadowing of our home identified in the Concept Application, and would appreciate the Council's consideration of whether this is within acceptable parameters.

We thank the Council for considering our concerns regarding the Concept Application and would be willing to discuss any aspect of this letter.

Kind regards,



Bailee Walker



Dominic Delany

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

Sent on: Thursday, May 30, 2024 9:52:36 PM

To: dasubmissions@cityofsydney.nsw.gov.au; cmoore@cityofsydney.nsw.gov.au;
rkok@cityofsydney.nsw.gov.au; WChan@cityofsydney.nsw.gov.au; EDavis@cityofsydney.nsw.gov.au;
SEllsmore@cityofsydney.nsw.gov.au; LGannon@cityofsydney.nsw.gov.au;
SMJarrett@cityofsydney.nsw.gov.au; LScott@cityofsydney.nsw.gov.au;
YWeldon@cityofsydney.nsw.gov.au; AWorling@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/1012 - 158 Botany Road ALEXANDRIA NSW 2015 - Attention Samantha Kruize

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PLEASE WITHHOLD ALL IDENTIFYING INFORMATION (highlighted in yellow) FROM ANY PUBLICATION PROCESS INCLUDING FOI and APPLICANT FEEDBACK

Nam [redacted]

Email: [redacted]

Phone [redacted]

Objection Statement

Dear Samantha

I am writing to formally object to **D/2023/1012 - 158 Botany Road ALEXANDRIA NSW 2015**. I own a north facing apartment within the building known as [redacted]

The Concept Development Application proposed for the commercial development is adjacent to the northern boundary to my property. While I understand the necessity for progress and urban development, I must express deep concern regarding the potential repercussions this project could have on my property and quality of life for all who reside in the existing units.

The proposed development's significant height poses a direct threat to the sunlight access of my property, The overshadowing effect resulting from towering structures to the north of my property would severely limit the amount of sunlight my unit receives, thereby significantly diminishing the amount of natural light received as well as diminishing the viability and efficiency of any solar energy initiatives that our Owners Corporation has been considering. This limitation not only impacts my ability to embrace sustainable energy practices but also directly affects the value of my property and its long-term sustainability.

Moreover, the overshadowing effect could have broader implications for the liveability of my unit, potentially leading to increased energy consumption for heating and lighting, as well as impacting the aesthetic appeal and comfort of outdoor spaces.

While I recognize the importance of balanced urban development, it is imperative that the City of Sydney Council considers the rights and interests of all affected stakeholders. I urge the council to reassess the proposed height allowances and take proactive measures to mitigate the overshadowing impact on neighbouring properties, including mine.

In conclusion, I strongly oppose the Concept Development Application in its current form and request that the council re-evaluates the proposed height allowances to ensure that they do not infringe upon the rights and well-being of neighbouring property owners. It is essential that any development initiatives prioritize sustainability, community well-being, and the preservation of property values.

Sincerely,
[redacted]

From: M Hall <[REDACTED]> on behalf of M Hall <[REDACTED]> <M Hall <[REDACTED]>

Sent on: Friday, May 31, 2024 10:46:07 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/1012 - 158 Botany Road ALEXANDRIA NSW 2015 - Attention Samantha Kruize

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To whom it may concern,

As a nearby resident and property owner, I object to this proposal on the following grounds:

- The proposed structure is significantly taller than all other properties on the block. This is expected to cause significant shadowing and occlusion of the surrounding properties as shown in the Shadowing Diagrams.
- The current proposal relies on changes to Botany Lane. As a low-volume, single-way road, Botany Lane is inappropriately-sized for the expected requirements of 158 Botany Road and expansion would be mandatory. However, part of the land required for the proposed changes to Botany Lane is privately-owned by other entities. It is premature to approve of this proposal until the prospective changes to Botany Lane are confirmed/approved and all legal rights are obtained.

Regards,

M. Hall

From: Phillip Marsden <[REDACTED]> on behalf of Phillip Marsden
<[REDACTED]> <Phillip Marsden <[REDACTED]>

Sent on: Friday, May 31, 2024 4:14:13 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Kate Mayor <[REDACTED]>

Subject: Objection to D/2023/1012 - 158 Botany Road Alexandria

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Dear Samantha Kruize and City of Sydney,

We are writing to formally object to the Concept Development Application **D/2023/1012** proposed by the City of Sydney Council for the commercial development adjacent to our property, particularly concerning the aspect of concept envelopes reaching heights of up to 35 meters. While we understand the necessity for progress and urban development, we must express deep concern regarding the potential repercussions this project could have on our property and quality of life.

The proposed development's significant height poses a direct threat to the sunlight access of our property, particularly concerning the installation and effectiveness of solar panels. The overshadowing effect resulting from towering structures to the north of our property would severely limit the amount of sunlight we receive, thereby significantly diminishing the viability and efficiency of any solar energy systems we may wish to install. This limitation not only impacts our ability to embrace sustainable energy practices but also directly affects the value of our property and its long-term sustainability.

Moreover, the overshadowing effect could have broader implications for the liveability of our home, potentially leading to increased energy consumption for heating and lighting, as well as impacting the aesthetic appeal and comfort of outdoor spaces.

Whilst we recognise the importance of a balanced urban development, it is imperative that the City of Sydney Council considers the rights and interests of all affected stakeholders. We urge the council to reassess the proposed height allowances and take proactive measures to mitigate the overshadowing impact on neighbouring properties, including ours.

In conclusion, we strongly oppose the Concept Development Application in its current form and request that the council re-evaluates the proposed height allowances to ensure that they do not infringe upon the rights and well-being of neighbouring property owners. It is essential that any development initiatives prioritise sustainability, community well-being, and the preservation of property values.

Yours sincerely,

Phillip Marsden and Kate Mayor
10/170A Wyndham St, Alexandria