

Attachment F

Submissions

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

Sent on: Friday, August 16, 2024 10:02:19 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Michael Stephens

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

Hi team,

I am writing about the proposed development on Goddard Street / Coulson Street in Erskineville - at the site of the old Brightwell Transport / Brandon Molasses factory.

I'm concerned about the shade impact from the new buildings facing Coulson Street. I live on the ground floor of Verve Apartments (2 Coulson Street, opposite the proposed development) and we rely on winter sunlight to keep our apartment warm and bright.

On pages 21-24 of the DA it looks like there is significant additional shade falling on our apartments across most of the day (9am through 3pm - although it's hard to tell exactly what the additional impact is). Can you please review, and if this is the case I request these shade impacts be mitigated - e.g. apartment heights be lowered or set back further from the street to keep the shade impacts the same as the current structure across the road.

It will have a really significant impact on the liveability of our apartment if we are in shade most of the day.

Otherwise I am supportive of the proposal - I support increasing density in Erksineville, the apartment heights seem sensitive to the surroundings and the character of the suburb, and I like the new green space and connectivity improvement by linking Goddard Street to Coulson.

Thanks for your consideration.

Kind regards,
Rob

--

Robert Pattinson

M: [REDACTED]

From: [REDACTED] on behalf of [REDACTED]

Sent on: Friday, August 16, 2024 10:52:07 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Michael Stephens

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 Assessing Officer,

I write to raise concerns regarding this application. While I raise no objection to the majority of the proposal I have significant concerns regarding the following elements:

1. The proposed complete demolition of the circa 1912 Bakewells Powerhouse building

The 2014 *City of Sydney Industrial and Warehouse Buildings Study* led to the listing of the former Bakewell Brothers warehouse on Coulson Street on the Sydney LEP (I2246) in the south-east corner of the site. However, the circa 1912 south-west building (possibly a former engine or power house), which has the same connection to the former Bakewell pottery works, was not listed, despite being recognised as such by the study but nevertheless was not included within the heritage listing. This building is significantly more intact than the south east building that was listed, and makes a much more positive contribution to the street in the form of the face brick facade and original windows facing Coulson Street. It is now one of the few remaining reminders of the industrial heritage of this part of Erskineville.

This building, despite various alterations over the years, including demolition of the chimneys, retains a strong streetscape presence, historic legibility, and much of its original form and character. It seems to me that there is an excellent opportunity for this structure to be adaptively reused and/or integrated into a new development, that preserves its street facade, while enabling future development of the site. Given its closeness to the southern boundary of the site, it would seem to be a relatively straightforward proposition to retain all or some of the southernmost section of this building/facade and integrate it either into the development, or have it stand alone similar to the semi-ruin design of the Paddington Reservoir.

One excellent example of where this has been achieved is 'The George' apartments at 153-167 George Street, Redfern, which was approved in 2012 under [D/2012/454](#). While the context of that site was different in that it was located within a heritage conservation area, the development successfully married the character of the original building (a circa 1930 Leyland Motors warehouse) with the new residential flat building by retaining and restoring the street facade but allowing for modifications to ensure that the development could be carried out.

It seems to me that the stated objectives for Section 3.6 of the Sydney DCP 2012 for ecologically sustainable development could be more readily met by minimising demolition in a partial retention of this existing building and the adaptive reuse of the existing building.

The demolition of this building, destroying one of the few remaining reminders of Erskineville's industrial history, also runs contrary to one of the key principles (a) in the locality statement for the Ashmore Area under Section 2.7.8 of the Sydney DCP 2012: "(a) Future development is to be of the highest quality, and sympathetic to the existing surrounding local character and history of Erskineville and Alexandria and their former industrial uses."



2. The removal of the substantial Norfolk Island Pine tree (T7) at 23 Eve Street.

I object in the strongest terms to the proposed removal of a substantial Norfolk Island Pine tree (T7; *Araucaria heterophylla*) from the site of 23 Eve Street, which is described as in "good health, density and structural condition" in the submitted arborist report. This substantial tree provides (18m in height) significant landscaped amenity to the local area, the subject site, adjoining properties and the streetscape, and it is one of the most substantial trees within the immediate vicinity.

This tree provides significant ecological amenity to the area which is unfortunately low in levels of tree canopy cover. Indeed, it has at times been observed to be an important connecting and habitat tree for local wildlife. I have personally observed this tree to be a popular roosting tree for many birds including the Eastern Koel (*Eudynamys orientalis*).



2020 view of the Norfolk Island Pine tree (centre) as seen from Building 16 of 177-219 Mitchell Road.

If the City of Sydney wishes to increase and maintain tree canopy levels and amenity, this must be done by retaining substantial native trees such as this, which provide food and shelter for native wildlife, not to mention the amenity provided to residents of the surrounding area. The City of Sydney's Urban Forest Strategy is very clear on the importance of protecting the existing tree population of our localities to maximise the benefits of a mature canopy. The age and significant size of this Norfolk Island Pine also aligns with the strategic outcomes of ensuring a wide age spread and species diversity of trees. As a consequence, the loss of this tree will be a substantial loss not only to the streetscape, but also to surrounding areas and local wildlife, which goes against the objectives (b, d, e and n) of Section 3.6 of the Sydney DCP 2012 for ecologically sustainable development.

It is simply not sufficient to justify the removal of mature and beautiful trees in a landscaped setting for the weak reasoning provided in the arborist (being to facilitate the "development envelope, excavation works and considered scope of works"). Even if some replacement trees are proposed elsewhere, it will be many years before any such trees are able to reach (if at all) a maturity and height that compares with the current tree. Meanwhile the landscaped context of the surrounding area will suffer.

As a consequence, I would strongly recommend that the proposed envelope for building at 23 Eve Street be redesigned to enable the retention of the Norfolk Island Pine tree (T7). A more sensitive design that successfully retains this tree of the front setback should be considered, as its position and canopy height could easily enable the retention of the tree in a courtyard or increased setback arrangement. If the City of Sydney wishes to increase tree canopy by 50% by 2030, it cannot be done through the attrition of substantial mature trees such as those on this site for unsympathetic development.

I thank you for the opportunity to comment on this matter and wish to be kept informed on any updates. **I wish to have my name and any contact details treated as confidential and redacted from any public release of this submission .**

Regards,



Erskineville

From: VIVIAN THOMAN <[REDACTED]> on behalf of VIVIAN THOMAN
<[REDACTED]> <VIVIAN THOMAN <[REDACTED]>

Sent on: Monday, August 19, 2024 8:55:50 AM

To: dasubmissions@cityofsydney.nsw.gov.au

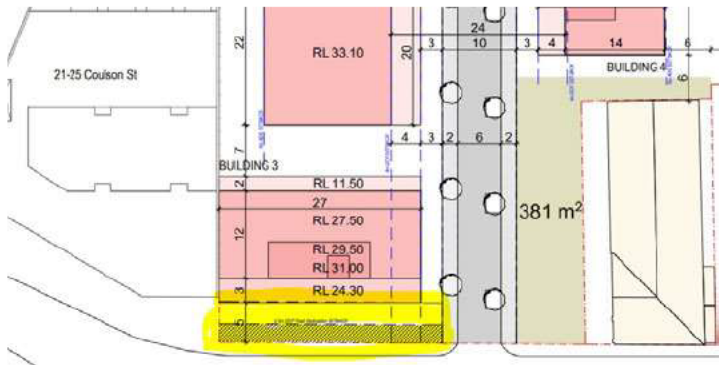
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Michael Stephens

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 Michael,

I am an apartment owner at 2 Coulson Street and would like to provide some comments regarding Concept Development Application the D/2024/652:

- My concerns are regarding the other heritage building (where proposed building 3 is located) on Coulson Street seems to be demolished instead of being kept - are you able to advise why this is so?



- The height of building 3 will affect the amount of light and sunshine my current apartment receives from shadowing and is not great especially as I'm north facing. Is there any options available to me?

Thanks

Viv
[REDACTED]

From: Jeremy Evangelatos <[REDACTED]> on behalf of Jeremy Evangelatos
<[REDACTED]> <Jeremy.Evangelatos@[REDACTED]>

Sent on: Sunday, August 18, 2024 2:15:33 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Michael Stephens

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 Michael,

Reviewing the proposed plans for this development application- the proposed 7 stories would be far too high for this area. The surrounding buildings and terraces are between 1- 4 storeys and the street over (eve street) apartment are 3-4.

The building proposed to the east of Goddard Street should match the surrounds without blocking needed light to surrounding buildings and terraces- 4-5 storey max. Any higher would not only look out of place but would impact greatly on sunlight to surrounding homes.

The proposed building on the west side of Goddard Street would be fine if was at 7 storeys. And would not impact any existing buildings.

As a local resident- the boutique feel of this area would be ruined by a massive building complex and Rob existing low level dwellings of much needed sunlight.

Regards
Jeremy

From: [REDACTED] on behalf of [REDACTED]

Sent on: Sunday, August 18, 2024 12:16:24 PM

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

Subject: Feedback on Proposed Development: D/2024/652

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 provide feedback to the above proposal on Coulson St Erskineville.

I do not want my email address or first name to be made public.

I have concerns about the population density of that area of Erskineville without the supporting infrastructure. There are medium density housing developments all throughout this and nearby streets with development currently underway on a very large complex on the Mitchell road side currently.

This area does not currently have (and I see no plans either) basic services such as adequate groceries availability and footpath accessibility for the population that currently live in the 6 block radius around the proposed development.

There are real and material issues of over crowding in the ares with currently planned developments not yet completed or inhabited, once they are this will increase the pressures on services and accessibility in the area. A proposal of such density added to the area would create material risk to inhabitants and liability for the City of Sydney.

Thank you for considering my feedback.

Kind regards

[REDACTED]

From: Natalie Gundara <[REDACTED]> on behalf of Natalie Gundara <[REDACTED]> <Natalie Gundara <[REDACTED]>
Sent on: Wednesday, August 21, 2024 12:54:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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 Planning Authority,

I am writing to formally object to the proposed development outlined in the document available at the following:

https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2400125&fbclid=IwY2xjawEyM8dleHRuA2FlbQIxMAABHeWydtYP25yI6Qg9mSzOkxz4amdCcCNAPPuVQSCxOwjandrLblutwajvCA_aem_ai_BAmrCKVsO2TOPdaL5Kg

While I appreciate the need for development in our city, I have significant concerns regarding the impact of this project on our community.

Traffic Congestion: The area in question is already experiencing considerable traffic congestion, and pedestrian safety is already a concern in this area. The introduction of a new development of this scale will exacerbate the situation, leading to increased traffic and potential safety risks for pedestrians and cyclists. The infrastructure in the area is not equipped to handle the additional load, and this will also result in longer commute times and increased frustration for residents and visitors alike.

Insufficient Green Space: Green spaces are essential for the well-being of urban residents, providing a necessary respite from the hustle and bustle of city life. The proposed development, however, does not appear to allocate sufficient space for parks, gardens, or recreational areas. This is particularly concerning given the growing population in the area and the increasing demand for outdoor spaces where residents can exercise, relax, and engage in community activities.

In conclusion, while I support thoughtful and sustainable development in our city, I believe this proposal falls short in addressing the critical issues of traffic management and green space provision. I respectfully urge the City of Sydney Planning Authority to reconsider the approval of this development in its current form and to seek solutions that better align with the needs and well-being of our community.

Thank you for considering my concerns.

Yours sincerely

Natalie Gundara

227/221 Sydney Park Road

Erskineville NSW 2043



From: Walter Grealy <[REDACTED]> on behalf of Walter Grealy
<[REDACTED]> <Walter Grealy <[REDACTED]>

Sent on: Tuesday, August 27, 2024 12:40:57 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2024/652

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 Mia Music,

my name is Wally Grealy. I live at 1 Coulson Street Erskineville 2043.

I would like to make some comments and get some feedback about the proposed development.

I have lived at my address for about 30 years so I've seen a lot of changes in the area with new developments.

My main concern is about the amount of dust and noise that will be generated during the demolition and building. I have a single-story dwelling that is impacted by dust from the trucks coming and going to Brightwell transport ,so I'm sure that the same thing will be a problem during the demolition of the new site.

The dust is a health hazard for me as well as the noise from trucks that could potentially line up opposite my residence waiting to enter the site. The truck drivers leave their engines idling because they need air conditioning but the noise is very annoying, feet away from my front door.

Is it possible for trucks to enter the site from Goddard Street as most of the buildings are multi story and not so affected by noise of idling trucks waiting to enter.

My other query is whether road widening will affect Coulson Street in front of my residence?

Finally, I have some privacy concerns regarding building 4, and 23 Eve Street. Will they be able to look into my backyard ?

Are measures being taken to prevent this happening?

Behind me for instance one of the buildings has a solid wall without balconies so no one can look into my back garden.

Thank you for the opportunity to raise these questions and concerns.

Please contact me in person (I'm a retiree so will be home most days), or email or phone.

My phone no us [REDACTED]

Regards ,

Wally Grealy

[REDACTED]

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From: Emily Boden <[REDACTED]> on behalf of Emily Boden
<[REDACTED]> <Emily Boden <[REDACTED]>
Sent on: Wednesday, August 28, 2024 4:38:56 PM
To: council@cityofsydney.nsw.gov.au
Subject: Comments on Application - D/2024/652 - 7-19 Coulson Street ERSKINEVILLE NSW 2043

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

To Whom it may concern,

I am writing in regards to the application for the above development plans in progress.

Reference Number D/2024/652

Concept Development Application for five building envelopes between 2-7 storeys for residential land uses
Proposed Development at [7-19 Coulson Street Erskineville](#)

I have concerns about Buildings 4 as a 7 levelled building with meeting and BBQ area on rooftop.

The over shadowing from BLD 4 [Coulson Street](#) will **prevent natural light** to the rear of the building units and garden area at [19-21 Eve Street Erskineville](#).

With the proposed BLD 4 height being 7 levels as well as a rooftop entertainment area this will overlook into the neighbouring building [19-21 Eve Street Erskineville](#) making an **invasion of privacy**.

Most importantly the Erskineville area was Zoned as future construction at 5 storeys or below no higher. This proposed 7 storey is not in line with Sustainable Buildings code SEPP2022 requirements for mid/high rise residential buildings.

Kind Regards,
Emily Boden
[REDACTED]

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From: Lauren Fontana <[REDACTED]> on behalf of Lauren Fontana

<[REDACTED]> <Lauren Fontana <[REDACTED]>

Sent on: Wednesday, August 28, 2024 1:22:18 PM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: Comments on proposal D/2024/652

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

Reference Number D/2024/652

Concept Development Application for five building envelopes between 2-7 storeys for residential land uses

Proposed Development at 7-19 Coulson Street Erskineville

I have concerns about Buildings 4 as a 7 levelled building with meeting and BBQ area on rooftop.

The over shadowing from BLD 4 Coulson Street will prevent natural light to the rear of the building units and garden area at 19-21 Eve Street Erskineville.

With the proposed BLD 4 height being 7 levels as well as a rooftop entertainment area this will overlook into the neighbouring building 19-21 Eve Street Erskineville making an invasion of privacy.

Most importantly the Erskineville area was Zoned as future construction at 5 storeys or below no higher. This proposed 7 storey is not in line with Sustainable Buildings code SEPP2022 requirements for mid/high rise residential buildings.

Regards,

Lauren Fontana

From: K8 <[REDACTED]> on behalf of K8 <[REDACTED]> <K8
<[REDACTED]>

Sent on: Thursday, August 29, 2024 1:05:54 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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,

We are registering our absolute revulsion of yet another proposed development in Erskineville, a suburb which is rapidly being destroyed by the excess of oversized, poor quality, garishly designed, multi-storey favela buildings your incompetent and corrupt bureaucracy continues to approve despite constant disapproval from locals which showcases your department's complete and total disregard of public sentiment.

The infrastructure, public space and amenities for this horror-show (alongside the recent slew of equally awful, oversized favelas you have shoe-horned into the suburb) simply does not exist in the area combined with the complete and total inability of our streets to cater to the additional car, cycle and people traffic such a development will usher in. Yet again it is quite clear this is being disregarded by your department just like countless others before it.

Congratulations on driving yet another stake into the heart of this suburb's character, further destroying the very aspects that which made it attractive in the first place. We have zero confidence public sentiment regarding this latest development (just like the many that preceded it) will be considered and this abomination will be approved as outlined, most likely even expanded upon as your department all so often does late into the proposal process.

Thank you for clarifying the observations many of us have made of your department of late and to whom you are really beholden to.

- An Erskineville Family and their many neighbours for over three decades

From: Christopher Standen <[REDACTED]> on behalf of Christopher Standen
<[REDACTED]> <Christopher Standen <[REDACTED]>
Sent on: Monday, September 9, 2024 6:16:32 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music
Attachments: Submission on concept DA.pdf (106.65 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.

Dear Mia

Please find my personal submission on the concept DA D/2024/652 attached.

Please acknowledge receipt.

Dr Christopher Standen

Research Fellow Urban Development
International Centre for Future Health Systems, Faculty of Medicine
Room 342, Level 3, AGSM Building
UNSW NSW 2052

E: [REDACTED]
W: unsw.edu.au
T: [REDACTED]



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Submission on Concept DA for Brightwell Transport site redevelopment D/2024/652

Personal submission by: Christopher Standen

Date: 9 September 2024

General

1. I support mixed use redevelopment of this site and the increase of housing supply close to jobs, education, services and public transport.
2. However, I object to the proposal in its current form as it:
 - a) Does not meet the requirements of “density done well” and a healthy built environment (see NSW Health’s [Healthy Built Environment Checklist](#));
 - b) Will do little to improve housing affordability for low-income and essential worker households, given that most units will be bundled with a parking space costing \$100,000+.

Car parking

3. I object to the high number of car parking spaces (123), this being the absolute maximum permitted under the LEP. The number of parking spaces should be significantly reduced below the maximum permitted, noting that:
 - a) Demand for properties without parking in Erskineville exceeds the current supply. On 6/9/24, there were 57 parking spaces listed on spacer.com.au alone, with many others listed in local Facebook groups, etc. Properties without parking sell/rent out quickly and easily.
 - b) When we moved to the area, we could not find a family-sized unit without parking, so we are now forced to pay for a parking space we do not need. The amount we can rent it out for (\$27 per week after tax) is well below what it costs us: ~\$175 per week in mortgage repayments, strata levies and council rates plus ~\$4,500 in stamp duty. We know many other families/households in a similar situation.
 - c) A parking space adds more than \$100,000 to the price of a unit. Providing more properties without parking would improve housing affordability.
 - d) Reducing the size/depth of the parking basement would significantly reduce construction costs and impacts.
 - e) The site is very well served by public transport, including two heavy rail stations within 800 m. Erskineville is one of the most walkable suburbs in NSW with a Walk Score of 92/100. Schools, shops, services and recreation opportunities are within walking distance. There are numerous car share pods in the neighbourhood providing a range of vehicles for different needs, in addition to taxis and rideshare. Erskineville is well connected to the City of Sydney bicycle network.

- f) We already have an undesirable amount of traffic in the area. If you were to survey the community, I expect the overwhelming majority would say they do not want more traffic generation.
 - g) Over the last 20 years, car ownership in the City of Sydney has increased from 46% of households to 56%. There are now 4 cars for every 10 residents, compared to 3 for every 10 residents in 2001. This growth in car ownership has been fuelled by the massive growth in off-street parking supply. It has contributed to a significant increase in traffic, traffic noise and traffic danger. Continued increases in traffic generation are unsustainable and inconsistent with the City of Sydney's Strategic Plan, specifically Direction 5 "A city for walking, cycling and public transport" and Direction 2 "A leading environmental performer".
4. Parking spaces should be unbundled from unit lots. This will give households the flexibility to acquire/dispose of parking as their needs change (e.g., when changing jobs) – again improving housing affordability.

Goddard Street

- 5. To minimise traffic noise and danger, and to maximise walking/cycling comfort, Goddard St street should be designed as a quiet way or 10 km/h shared zone.
- 6. Goddard St should allow two-way bicycle traffic. This will support a direct low-stress cycling link between the McDonald St Cycleway, Bamal Way and Sydney Park.
- 7. A continuous footpath treatment should be installed at the intersection of Coulson St and Goddard St to maintain the current pedestrian level of service and maximise safety.
- 8. A raised (wombat) pedestrian and bicycle crossing is essential to connect Bamal Way with Carters Park/Goddard St. As well increasing safety, this will help to calm traffic and reduce traffic noise on Coulson St.

Note: The existing wombat crossing at Coulson St/Eve St is too far from the desire path.

- 9. Has any consideration been given to installing a modal filter on Goddard St to restrict through traffic?

Open space

- 10. I object to Carters Park being reduced from 0.05 hectares to 0.038 hectares. This is a significant reduction in open space (-24%). There are suburban backyards larger than 0.038 hectares – it is barely enough space for children to kick a ball around.

Building height

11. I object to the request to increase building heights above those permitted, noting that heights may be allowed to increase further during the planning process (e.g., with design bonuses).

Housing diversity

12. There is a chronic shortage of larger units in Erskineville suitable for families, multi-generational households and shared housing. See this recent article in The Sydney Morning Herald: [*Families lose out in Sydney's new housing push, say planners*](#). At least 20% of dwellings in this development should have three or more bedrooms, in line with the proposed Design and Place SEPP.

Natural ventilation

13. For the health and wellbeing of occupants, and to minimise heating/cooling energy use/cost, 100% of homes should be naturally ventilated. Many other developments in the area have achieved 100% natural ventilation, e.g., Platform Apartments in Eveleigh.

Fossil gas connection

14. For the health and wellbeing of occupants, and to minimise utility costs and greenhouse gas emissions, the development should not use fossil gas for heating or cooking.

From: Kristen Weber <[REDACTED]> on behalf of Kristen Weber

<[REDACTED]> <Kristen Weber <[REDACTED]>

Sent on: Wednesday, September 11, 2024 11:49:23 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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 the owner occupier at 55/2 Coulson Street which is directly opposite the proposed development and would like you to please take into account my concerns in the next phase of development.

1. Reduction in natural light and green outlook

I am seriously concerned about the impact of sunlight on the Verve building, and personally on my balcony. I am concerned building directly in front of our building will reduce dramatically the natural light and remove the green outlook we currently have and replace it with concrete. My building is North facing and the sunlight that we currently get is one of the biggest reasons I bought the property back in 2009.

2. Noise

I have concerns due to the proximity of the proposed building that noise will travel directly into my apartment and affect my everyday living.

3. Lack of privacy

With the narrow road on Coulson street and the building proposed directly in front of our balcony and building, there will be a severe lack of privacy. I understand that the proposal is to move the building back 2.5meters but this is still not sufficient to grant any privacy / noise and would be closer than any other development in the area.

Regards

Kristen Weber

From: Michelle Lee <[redacted]> on behalf of Michelle Lee <[redacted]> <Michelle Lee
<[redacted]>
Sent on: Wednesday, September 11, 2024 2:34:04 PM
To: council@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au
Subject: Application D/2024/652 - Objection
Attachments: D2024652 Objection Milijo Developments_240911.pdf (526.73 KB)

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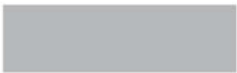
Dear Planning Officer

I was unable to submit this on eplanning, so pls see attached letter with comments relating to submission D/2024/652.

Thank you,



Michelle Lee
Development Manager
NSW Registered Architect 10553



Save contact

Reference: D/2024/652

11/09/2024

Dear Planning Officer,

I am submitting these comments in relation to D/2024/652, on behalf of Milijo Developments, owner of 3 Goddard Street Erskineville.

Our concerns are predominantly in relation to:

- 1) visual privacy issues resulting from the proposed frontage height of Building 1
- 2) natural ventilation and solar access issues resulting from proposed envelope of Building 1

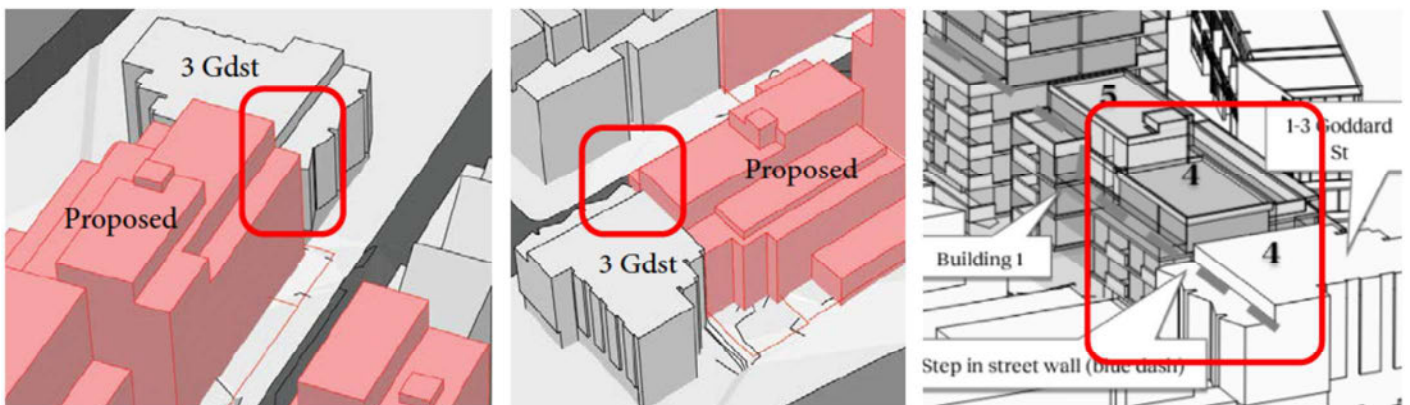
Height of Buildings (Sydney Local Environmental Plan 2012, Clause 4.3)

The proposed Building 1 exceeds the maximum permitted height to the northern section of 5 Goddard St as per the Sydney LEP. Whilst no solar access loss is evident in the submitted shadow diagrams, we are concerned over the height transition between our two buildings.

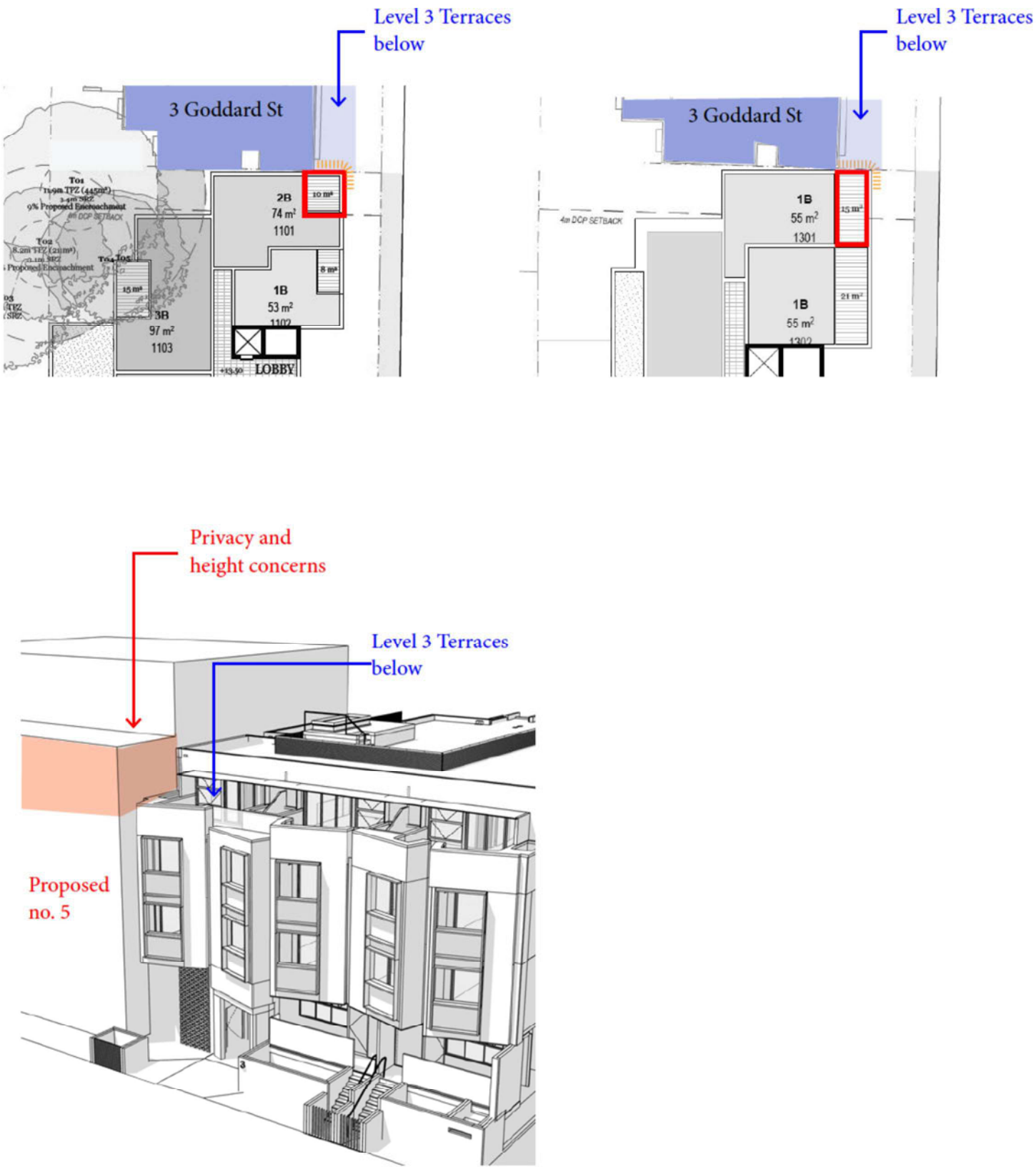
The existing height of 3 Goddard street at the street front is 11m, stepping back to 13.56m in height.

The proposed envelope does not match these heights or street wall setback. This height differences creates visual privacy issues in directly overlooking the terraces of 3 Goddard St.

Security and visual privacy should be considered for the benefit of both sites. Likewise, these considerations should be taken into account at the rear of the site facing the railway.



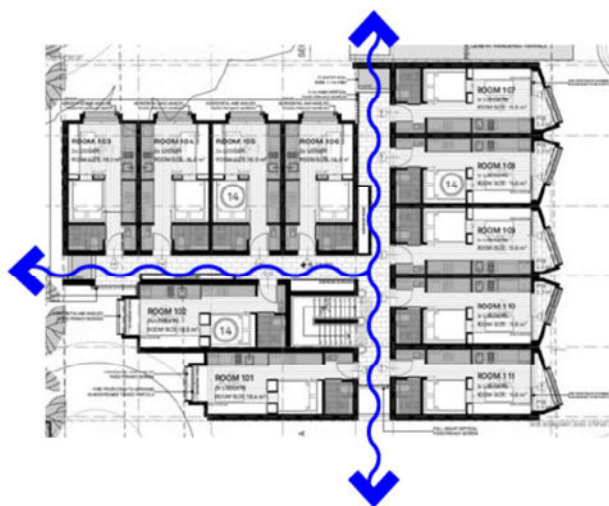
The junction of existing 3 Goddard st, and proposed envelope of 5 Goddard st



The junction of existing 3 Goddard st, and proposed envelope of 5 Goddard st

Secondly, an integral design element of 3 Goddard Street is the cross ventilation achieved by the open breezeways as marked below.

The proposed will substantially block this ventilation point and become our primary view over all 4 levels.



3 Goddard St, Floor Plan



5 Goddard St, Proposed Floor Plan

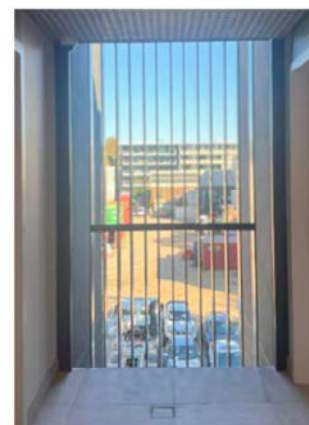
In our approach to the design of our thoroughfares, we recognised the importance of public spaces on the wellbeing of our residents within a multi-residential setting. From an early planning stage, we insisted upon all corridors have views to greenery - obtaining natural light and ventilation and avoiding dead-ends completely.

Milijo Developments have put in a substantial investment engaging artist and colour theorist Lymesmith to create identity and movement to these corridors via a place-informed mural and unique colours for each unit door.

If the proposed solid wall is to become the primary view of our public spaces across all levels, we urge Council to include a Condition ensuring the applicant considers the principles of design excellence, and has a realistic maintenance and access plan in place.



Existing corridors featuring artwork by Lymesmith



Existing view facing South

Acknowledging this submission is still in the Design Concept stage, we have kept our objections isolated to the height and shape of the proposed envelope.

We look forward to discussing these concerns with you, or assisting with access to our site if required.

Thank you for your consideration and time in this matter



Michelle Lee
Director, Milijo Developments
NSW Registered Architect 10553

From: Suzie Bailey <[REDACTED]> on behalf of Suzie Bailey
<[REDACTED]> <Suzie Bailey <[REDACTED]>
Sent on: Wednesday, September 11, 2024 2:38:16 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music
Attachments: Ashmore Estate_Parks.pdf (1.19 MB)

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

Dear Mia

I am writing to make comment on the recent SSDA submission at 5 Goddard Street and it's contribution to the future of the neighbourhood.

I believe the design does little to contribute to and support the growing number of young families and children in the area. I would like to see the design incorporate:

- A children's playpark
- Grassy areas for children to run around and participate in unstructured play

As a current resident of one of the older buildings on the Ashmore Estate, I believe that more can, and should, be done to contribute to the public domain. I am disappointed to see that as one of the last developments in the western side of the Ashmore estate, very little space has been allocated to **practical** public use. The area known as Carters Park is under designed and under utilised. A children's park would be more beneficial to this area as a whole, rather than "heritage interpretations" of seating walls, or spaces for public art. At the moment, the park only seems to interact with the commercial use of the heritage building rather than the neighbourhood as a whole.

Given the current cost of housing and living we are currently experiencing in Sydney, there are significantly more young families buying and renting apartments. The area needs to support these families in their quest to make Erskineville their long-term home and create a meaningful community. I would like to see the design respond to the local community needs, not just the apartment yield of the developers.

I have attached a markup from Nearmaps of the current Ashmore Estate, and plotted on local children's playgrounds. As can be seen, not one playground is provided within the immediate vicinity of the estate. A simple but great precedent is the Kirsova 2 playground on George Street, this little park manages a lot in such a small space: swings, slide, nature-based play and small grassy area for ball games.

Thank you for taking the time to read my comments, I look forward to seeing the revised design.

Suzanne Hendry



From: Michelle Lee <[redacted]> on behalf of Michelle Lee <[redacted]> <Michelle Lee
<[redacted]>
Sent on: Wednesday, September 11, 2024 2:34:04 PM
To: council@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au
Subject: Application D/2024/652 - Objection
Attachments: D2024652 Objection Milijo Developments_240911.pdf (526.73 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.

Dear Planning Officer

I was unable to submit this on eplanning, so pls see attached letter with comments relating to submission D/2024/652.

Thank you,



Michelle Lee
Development Manager
NSW Registered Architect 10553



Save contact

Reference: D/2024/652

11/09/2024

Dear Planning Officer,

I am submitting these comments in relation to D/2024/652, on behalf of Milijo Developments, owner of 3 Goddard Street Erskineville.

Our concerns are predominantly in relation to:

- 1) visual privacy issues resulting from the proposed frontage height of Building 1
- 2) natural ventilation and solar access issues resulting from proposed envelope of Building 1

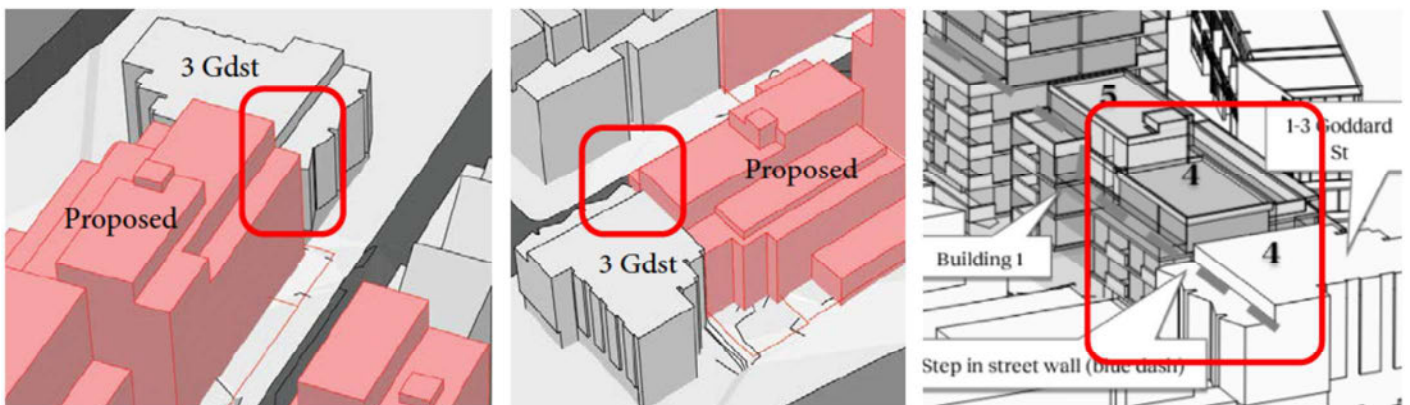
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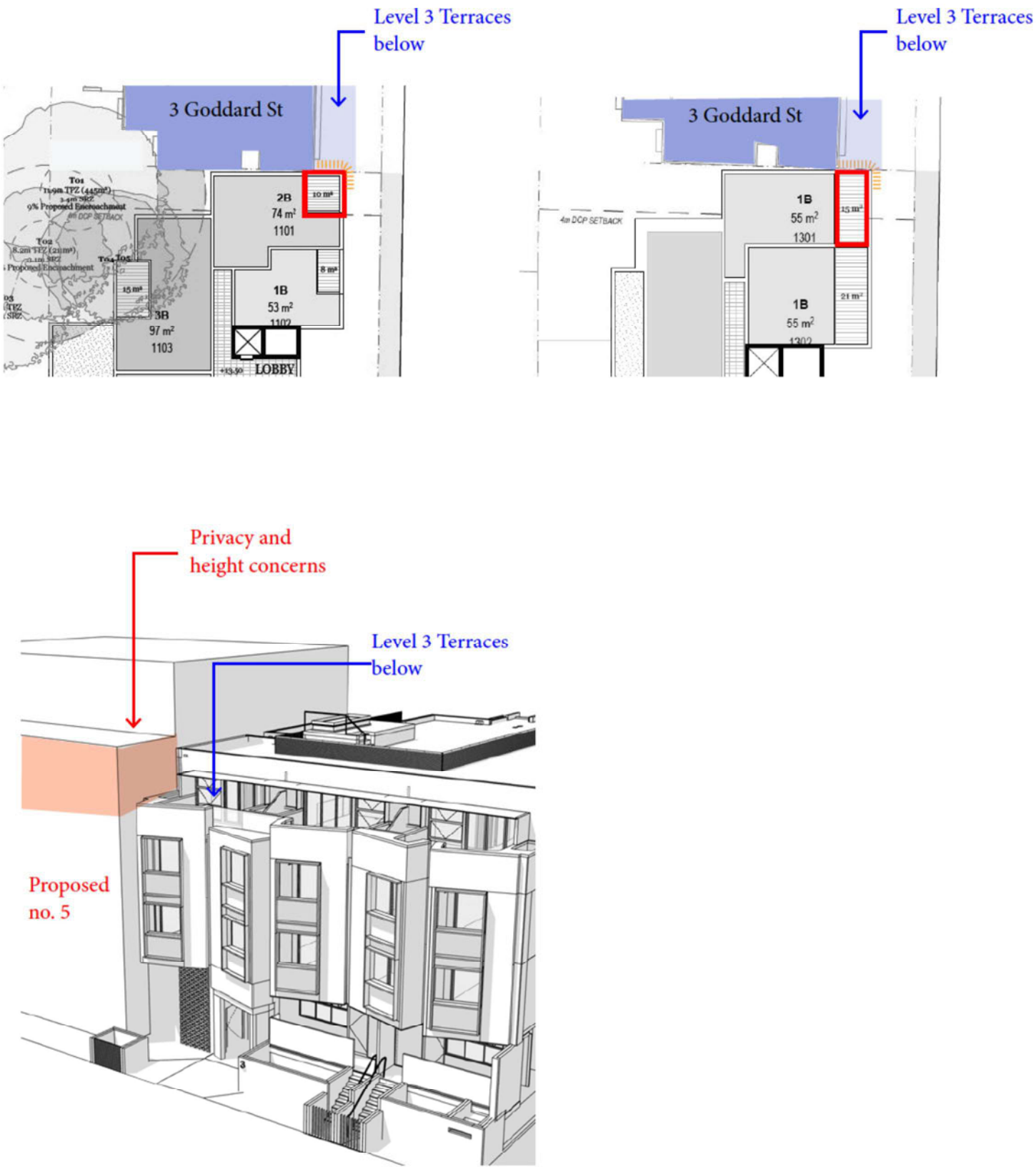
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The proposed envelope does not match these heights or street wall setback. This height differences creates visual privacy issues in directly overlooking the terraces of 3 Goddard St.

Security and visual privacy should be considered for the benefit of both sites. Likewise, these considerations should be taken into account at the rear of the site facing the railway.



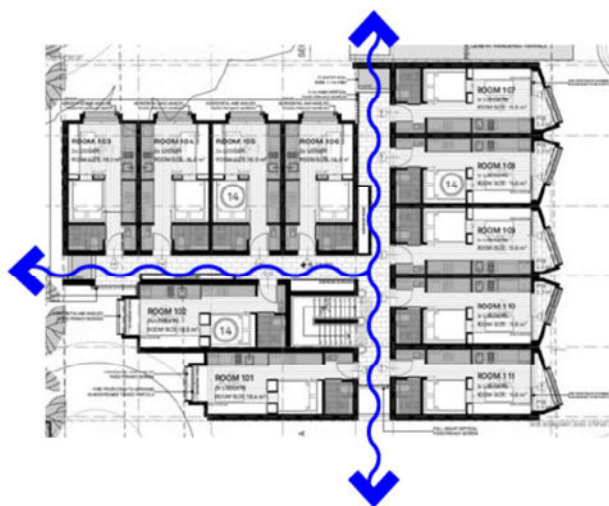
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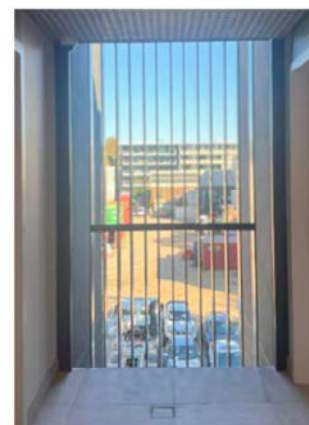
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Milijo Developments have put in a substantial investment engaging artist and colour theorist Lymesmith to create identity and movement to these corridors via a place-informed mural and unique colours for each unit door.

If the proposed solid wall is to become the primary view of our public spaces across all levels, we urge Council to include a Condition ensuring the applicant considers the principles of design excellence, and has a realistic maintenance and access plan in place.



Existing corridors featuring artwork by Lymesmith



Existing view facing South

Acknowledging this submission is still in the Design Concept stage, we have kept our objections isolated to the height and shape of the proposed envelope.

We look forward to discussing these concerns with you, or assisting with access to our site if required.

Thank you for your consideration and time in this matter



Michelle Lee
Director, Milijo Developments
NSW Registered Architect 10553

From: Laura Hopes <[REDACTED]> on behalf of Laura Hopes
<[REDACTED]> <[REDACTED]>

Sent on: Wednesday, September 11, 2024 3:07:55 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: 5 Goddard Street ERSKINEVILLE NSW 2043 submission 653

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.

Attention to Mia Music

Regarding the above submission, we need to consider children's play spaces and free play for the Erskineville area which is increasingly being filled with apartments that aren't taking into account children's spaces!

Laura Hopes
Director
[REDACTED]

[Email me](#)
[HopesConsult](#)



From: Cathy Zhao <[REDACTED]> on behalf of Cathy Zhao <[REDACTED]> <Cathy Zhao <[REDACTED]>
Sent on: Wednesday, September 11, 2024 3:16:13 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/652 - 5 Goddard St, Erskineville 2043 - Attn: Mia Music

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 Mia,

I am writing to provide feedback on the proposed development as a resident of the area. While I appreciate the effort to address our city's housing needs, I am concerned about the current proposal's lack of green space and children's playground.

It would be beneficial for the community to have a portion of the proposed development dedicated to an open green space with a playground to cater to the increasing number of young families that live in the area. Incorporating these elements into the development plan is crucial:

1. Community well being and child development: in a family oriented community, safe and accessible play areas are a necessity for children's health and wellbeing, social and cognitive development, and overall quality of life.
2. Environmental benefits: green spaces contribute to improve air quality.
3. Property value: well designed green areas can increase / maintain property values.
4. Urban planning best practices emphasises the importance of mixed use spaces

Providing these spaces demonstrates a commitment to creating a liveable, sustainable community, which is part of a developer's social license to operate.

By incorporating a well equipped children's playground and other shared green areas, the development will align with our city's long term goals for both increased housing and community well-being and environmental responsibility.

I look forward to seeing a revised proposal that addresses these crucial aspects of urban living.

Kind regards
Cathy Zhao

From: [REDACTED] on behalf of [REDACTED]

Sent on: Wednesday, September 11, 2024 9:26:39 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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

As a resident on Coulson Road,

To whom it may concern:

RE the above application I am firmly against for the following reasons:

- The development will bring with it a huge traffic problem along Coulson and the surrounding roads. Mitchell Road already experiences high traffic
- Too many large buildings – there is already a massive building site along Mitchell Road and its associated noise pollution – this development will only add to it
- Noise pollution of yet another building site on our doorstep
- Blocking out of natural light where there is currently no building above 2 levels or so
- Overpopulation of the area putting a strain on public transport and quiet enjoyment
- Destruction of the local area into another enclave of apartment blocks just makes us another version of Waterloo/Zetland

Kind regards,

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

<[REDACTED]> <Cathy Parmeter <[REDACTED]>

Sent on: Wednesday, September 11, 2024 4:03:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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

As a resident of Unit 68/2-4 Coulson St Erskineville for over 14 years I wish to comment on aspects of the above Concept Development Application D/2024/652.

My chief concerns regarding this proposal, are :

1. The effects of shadowing from Building 3 on the Verve Complex, particularly Bldg C where I reside.
2. Noting that it is proposed to setback the footpath on the Northern side of Coulson St, I believe that this should be the absolute minimum given the current difficulties that pedestrians, wheelchairs and parents with strollers encounter in passing each other which are likely to grow in the future with the increased number of residents in the Ashmore Precinct.
3. I am also concerned about the amenity of privacy in my home depending on the final design and orientation of Building 3 of the proposed development.
4. Finally I am worried about the negative impact on traffic and safety created by the extension of Goddard St and its consequent intersection with Coulson St.

Further I query the lack of any heritage preservation of the existing masonry warehouse on the South Western boundary of the Brightwells site fronting Coulson St.

Thank you for the opportunity to comment on the DA and look forward to being kept informed of the process going forward.

Yours sincerely,

Cathy Parmeter
68/2-4 Coulson St
Erskineville 2043

From: Shalini Scholtz <[REDACTED]> on behalf of Shalini Scholtz
<[REDACTED]> <Shalini.Scholtz@[REDACTED]>
Sent on: Wednesday, September 11, 2024 7:20:09 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Devon Indig <[REDACTED]>
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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

To whom it may concern,

I wish to register my concern regarding the DA D/2024/652. Please note that I own apartment 26 in the Star Printery (21-25 Coulson Street) and the proposed building 2 will be built directly next to my unit. I have the following concerns:

1. Proposed height: Building 2 is proposed to be 7 stories high which is 4 stories higher than the Star Printery buildings. I am concerned that this height will impact on the sun exposure in my property and that the building will be considerably higher than any other property in the immediate vicinity so will look out of place.
2. Privacy: My unit has floor to ceiling windows and I am concerned that Building 2 will be able to directly look into my unit (including the master bedroom) and impact on my privacy.
3. Noise: As Building 2 is only 6 metres from my unit, I'm concerned that the noise of the new residents will impact on my unit since it is so close.

Please keep me informed of the status of this DA.

kind regards
Charlotta Scholtz

From: Jenni Petersen <[REDACTED]> on behalf of Jenni Petersen <[REDACTED]> <Jenni Petersen <[REDACTED]>>
Sent on: Wednesday, September 11, 2024 10:35:57 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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

Dear Ms Music

I am writing to lodge my concerns in respect the current proposal for this site for the following reasons:

- The height of the proposed buildings particularly the proposed Building 3 will greatly impact the light and sunshine into my apartment in the Verve Complex.
- The lack of sunlight will increase the risk of damp in my apartment.
- The proposed height of Building 3 will be greatly disproportionate to the heritage building on the opposite side of Goddard Street
- The traffic on Coulson Street will be greatly increased and there appear to be no traffic calming measures proposed – source of traffic:
 - a. construction traffic during what will likely be a very protracted period of time
 - b. after the build, the increased residential traffic
 - c. traffic using Macdonald St/Goddard Street/Coulson Street as a rat run to get from Bourke Street Alexandria to King Street/ Princess Highway Newtown.
- Risk to safety of pedestrians – no safe crossing options from the proposed Goddard Street to Bamal Way.
- Need to actively reduce speed limit of vehicles using Coulson Street. The current speed limit is 40km/hr but vehicles rarely observe this particularly when coming east from Concord Street under the railway bridge and often partially drive on the opposite side of the road as they take the turn too quickly. The risk of a serious accident will be increased by traffic turning right from the new Goddard St as there is no clear line of sight of traffic exiting that will be from Goddard Street by the traffic travelling from under the railway bridge as the road curves left.
- Coulson Street narrows at the eastern end of Bamal Way so that vehicles travelling in opposite directions cannot safely pass each other – the traffic turning left out of the proposed Goddard Street will be turning onto Coulson Street just before where the road narrows.
- Traffic from Flora Street regularly illegally turn right onto Concord Street needs to be addressed particularly when the Coulson Street traffic increases.

The community aspect of Erskineville is important to maintain – the pandemic made us realise the value of community and getting out to enjoy the area in which we live. People from all walks of life walk from their apartments to local cafes and the surrounding park areas with/without children and dogs and I am concerned that failure to address these traffic concerns will impact their (and my) continued safety.

I note too that the development proposal does not include any affordable housing which is extremely disappointing.

Hoping that serious consideration can be given to the issues I have herein raised.

Yours sincerely

Jenni Petersen

Unit 1 Coulson Street Erskineville.

From: Justin Waller <[REDACTED]> on behalf of Justin Waller <[REDACTED]> <Justin Waller <[REDACTED]>

Sent on: Wednesday, September 11, 2024 9:46:41 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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 object to the removal of the Norfolk pine tree. This is:

- a mature tree in good condition (18m tall),
- where there is a limited number of large mature tree
- This tree provides great coverage across the area
- each year it nests different birds, in recent years it has nested migrating and migrating Kuol's.

The removal of the tree would be detrimental to the area which would just be replaced by another building.

Kind regards.

From: Jennifer Richardson <[REDACTED]> on behalf of Jennifer Richardson
<[REDACTED]> <Jennifer.Richardson@[REDACTED]>

Sent on: Wednesday, September 11, 2024 10:05:02 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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,

Re: D/2024/652
5 Goddard Street, 7-19 Coulson Street, 23 Eve Street ERSKINEVILLE NSW 2043

I wish to register my concern & disagreement with the proposal regarding the DA

I am the owner of an apartment within the Star Printery building of which this development will be overshadowing & dwarfing.

I put forward the following concerns regarding the proposal development of 5 buildings up to 7 storeys at the above addresses:

1. Environmental

- a. Noise: initial prolonged construction. Post construction noise generated by additional residents, motor vehicles and service vehicles (potentially early hours of the day for example rubbish removal), busses required for additional people transport.
- b. Wind: close proximity of high density buildings will alter current airflow and will create turbulent captured wind increased gusts stirring up dirt and debris.
- c. Pollution: additional food and waste, heating and cooling requirements, chemical and water waste, noise (a/a), reflective surfaces will increase pollution and the reduction of trees and natural foliage will decrease air quality.

2. Loss of amenity

- a. Privacy: The additional elevations and building orientation including close proximity and window directions will enable vision directly into my apartment. I will have no privacy in my apartment.
- b. Overshadowing and sunlight: a behemoth of a building will overshadow the much smaller Star Printery building. The buildings will negatively impact and & reduce the amount of sunlight able to enter my apartment. The building placements will affect airflow and wind (a/a).

3. Overdevelopment and lack of infrastructure

- a. Proposed height: Building 1 is proposed to be 5-6 storeys, much higher than the Star Printery building and surrounding buildings including long standing/historic single storey dwellings.
- b. Communications and access to reliable internet is potentially reduced which may require additional communications towers resulting in harmful fallout for residents (health and unsightly)
- c. Traffic: increased number of vehicles in the area to service apartments such as rubbish removal, uber and taxis, will increase traffic congestion experienced along Coulson St from King St and Mitchell St ends, Eve Streets, restricting opportunity for entrance and exit from existing Sydney Park, Zenith, Star Printery and other residents.
- d. Parking: the number of cars spaces proposed seems to be less than the number of units proposed. Occupants with motor vehicles without facility for parking all vehicles will try to access street parking which is already under pressure increasing the distance from parking location to residence.
- e. Pedestrian safety: a recently installed pedestrian crossing has impacted traffic flow along Coulson St from King St and Mitchell St ends, Eve Streets, restricting opportunity for entrance and exit from existing Sydney Park, Zenith, Star Printery and other residents. The addition of

five buildings will negatively impact the area more than one pedestrian crossing.

Please keep me informed of the status of this DA.

Yours sincerely,

Jennifer Richardson

From: Amani Shariff <[REDACTED]> on behalf of Amani Shariff <[REDACTED]> <Amani Shariff <[REDACTED]>

Sent on: Wednesday, September 11, 2024 3:42:34 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard street, erskineville nsw 2043 - Attention Mia Music

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 Mia,

I am writing in regards to the recent submission at 5 Goddard street erskineville.

As a local resident with a young family, I would appreciate if the design could incorporate a practical use of the land that we can leverage for myself and our family - like a children's playground and area for children to play in

I would appreciate you considering this as part of the next stage of redesign.

Many thanks,

Amani

From: Roland Harris <[REDACTED]> on behalf of Roland Harris

<[REDACTED]> <Roland Harris <[REDACTED]>

Sent on: Thursday, September 12, 2024 9:11:51 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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 with concerns about aspects of this development proposal as a resident and owner at 21-25 Coulson Street next door. I am also the Chair of the Strata Committee for our building, although we have not had an opportunity to meet to put together a collective response and I am therefore not writing on behalf of the Strata Committee.

Whilst it was clear this lot would be developed at some point given the surrounding residential neighbourhood, and not wanting to be a NIMBY about development, there are aspects of this proposal that are of considerable concern in terms of the impact on our building.

In particular, the heights proposed for the buildings directly adjacent to our block will have a terribly detrimental impact on the natural light and vacant air space around our buildings, blocking sun and completely crowding in our entire block against the train line on the other side, which already has a high tree line to mitigate sound and sight of the railway.

Although the application has noted that there are buildings in the overall Ashmore precinct of up to 8 storeys, in the directly adjacent areas, they are much lower than this. This proposal should not be approved at its current height if it is to fit in with areas directly adjacent, including our block. A more appropriate limit would be the height of the current wall dividing the two blocks, which would have no detrimental impact compared to the current state.

Furthermore, extending Goddard Street through to Coulson Street would make this a more likely thoroughfare for traffic north and south through the precinct. It would therefore be desirable to have this instead be closed to through traffic and instead become a walkway/bike path, or to implement traffic obstacles, or to make it single lane and a shared pedestrian zone as is the case at the corners of Bridge and Metters Streets a couple of hundred metres north.

I appreciate thorough consideration of these concerns and would like to be kept updated on this development proposal.

Kind Regards,

Roland Harris

27/21-25 Coulson Street

Erskineville NSW 2043

e:

t:

From: Deborah Giblett <[REDACTED]> on behalf of Deborah Giblett
<[REDACTED]> <Deborah Giblett <[REDACTED]>
Sent on: Thursday, September 12, 2024 9:49:10 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music
Attachments: Friends of Erskineville Submission - DA Brightwell Transport Site D 2024 652.pdf (166.16 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.

I am attaching the submission for Friends of Erskineville, a resident's action group, regarding the D/2024/652.

Kind regards

Deborah Giblett
President, Friends of Erskineville
[REDACTED]

m: [REDACTED]



Virus-free. www.avast.com

Submission on Concept DA for Brightwell Transport site redevelopment D/2024/652

Submission by: Friends of Erskineville

Date: 11 September 2024

General

We support mixed use redevelopment of this site and the increase of housing supply close to jobs, education, services and public transport.

However, we object to the proposal in its current form as it:

- a) Does not meet the requirements of “density done well” and a healthy built environment (see NSW Health’s [Healthy Built Environment Checklist](#));
- b) Will do little to improve housing affordability for low-income and essential worker households
- c) Traffic planning fails to optimise opportunities to improve walkability, interact fully with active transport modes or improve access to open space
- d) Proposes a reduction in area of Carters Park and lack of planning to retain existing mature trees within the site
- e) Proposes to cynically manipulate the building height provisions of the LEP

Car parking

We object to the high number of car parking spaces (128), this being the absolute maximum permitted under the LEP. The number of parking spaces should be significantly reduced below the maximum permitted, noting that:

- a) Demand for properties without private parking in Erskineville exceeds the current supply. Properties without private parking sell/rent out quickly and easily.
- b) A parking space adds more than \$100,000 to the price of a unit. Providing more properties without parking would improve housing affordability.
- c) Reducing the size/depth of the parking basement would significantly reduce construction costs and improve housing affordability.
- d) The site is very well served by public transport, including two heavy rail stations within 800 m. Erskineville is one of the most walkable suburbs in NSW with a Walk Score of 92/100. Schools, shops, services and recreation opportunities are within walking distance. There are numerous car share pods in the neighbourhood providing a range of vehicles for different needs, in addition to taxis and rideshare. Erskineville is well connected to the City of Sydney bicycle network.
- e) The community has on numerous occasions stated it is undesirable to increase traffic in the area. Provision of and increases to off street parking availability directly contributes to a

significant increase in traffic, traffic noise and traffic danger. It is inconsistent with the City of Sydney strategic direction - "A city for walking, cycling

- f) Parking spaces should be unbundled from unit lots. This will give households the flexibility to acquire/dispose of parking as their needs change (e.g., when changing jobs) – again improving housing affordability.

Goddard Street

To minimise traffic noise and danger, and to maximise walking/cycling comfort, Goddard St must be designed as a quiet way or 10 km/h shared zone.

Goddard St must allow two-way bicycle traffic. This will support a direct low-stress cycling link between the McDonald St Cycleway, Bamal Way and Sydney Park.

A continuous footpath treatment must be installed at the intersection of Coulson St and Goddard St to maintain the current pedestrian level of service and maximise safety.

A raised (wombat) pedestrian and bicycle crossing is essential to connect Bamal Way with Carters Park/Goddard St. As well as increasing safety, this will help to calm traffic and reduce traffic noise on Coulson St. *Note: The existing wombat crossing at Coulson St/Eve St is too far from the desire path.*

Open space

We object to Carters Park being reduced from 0.05 hectares to 0.038 hectares (-24%).

This is a significant reduction. There existing mature trees on this site and efforts must be made to retain these.

Building height

We object to the request to increase building heights above those permitted, noting that heights may be allowed to increase further during the planning process (e.g., with design bonuses) with no proposes off set to provision of affordable housing.

Housing diversity

There is a chronic shortage of larger units in Erskineville suitable for families, multi-generational households and shared housing.

See this recent article in The Sydney Morning Herald:

[Families lose out in Sydney's new housing push, say planners.](#)

At least 20% of dwellings in this development should have three or more bedrooms, in line with the proposed Design and Place SEPP.

Natural ventilation and fossil fuel usage

For the health and wellbeing of occupants, and to minimise heating/cooling energy use/cost, 100% of homes should be naturally ventilated.

Friends of Erskineville supports and therefore advocates for new developments to use alternate sources to fossil fuels (gas) for heating, hot water or cooking.

From: Nina Wilkinson <[REDACTED]> on behalf of Nina Wilkinson

<[REDACTED]> <Nina Wilkinson <[REDACTED]>

Sent on: Thursday, September 12, 2024 10:03:09 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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 need more children's parks in the area. Please keep aside this space for green /play areas to accommodate the growing number of young families in the area (I am a resident with small children).

Thank you
Nina Wilkinson

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From: Joella Kussrow <[REDACTED]> on behalf of Joella Kussrow <[REDACTED]> <Joella Kussrow <[REDACTED]>
Sent on: Thursday, September 12, 2024 10:37:37 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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

I am concerned with this development proposal for the following reasons:

- height of the building. Height in the area does not exceed 6 levels so this development should be held to the same rules. In the proposal they are wanting 8 levels. Ground to Level 7. This will dramatically change the skyline of the area and will make the complex stand out too much. Also making excessive shadows.
- street parking. Already there is a massive lack of public car space. This complex doesn't include enough parking for residents and guests so this will put more strain on the already poor parking situation in the area.
- traffic impact. Already traffic is a nightmare due to all the apartment development in the area. What changes are going to be put in place to support this many new residents? Coulson Street in particular will be impacted.

From:

Sent on: Thursday, September 12, 2024 4:37:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

Attachments: IMG_6865.jpeg (189.03 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.

Thank you for the opportunity to submit comments on the proposed development for the Brightwell site. Please keep my name, street address and email private.

Although more residential density is welcome when it is of good quality, I strongly object to the current proposal in this DA on the basis of an inadequately planned parking provision and traffic study that will be harmful to the suburb and drastically increase congestion. The traffic problems with this DA can be summarised as follows:

Excessive parking provision

The DA has proposed building spaces for private motor vehicle storage to the absolute maximum of the limit, a limit which has been increased by significantly reducing the number of 1-bedroom apartments and increasing the 2-bedroom apartments compared to the target, considering that 2 bedroom apartments are provided a larger maximum parking allowance. This is a fundamentally flawed decision which completely fails to recognise what would be appropriate for the location of the site, to wit:

- Within easy walking distance of St Peters, Newtown, Erskineville and MacDonalddtown train stations
- Within easy cycling distance of Green Square, Redfern, Mascot and Sydenham train stations, including provided separated cycleways on Mitchell Rd, Huntley St, MacDonald St, Bourke St, Wilson St, Sydney Park Rd pop-up cycleway, and the planned Sydney Park Junction project, Maddox St cycleway etc.
- Numerous bus routes with stops not only adjacent to the site on Coulson St, but also within mere blocks on Sydney Park Rd, King St, Erskineville Rd and Mitchell Rd.

Frankly speaking, the idea that this building could require anywhere near the maximum private car parking provision is simply nonsensical. Very few people in such a suburb well-provisioned with copious public transport links actually require a car compared to the far-flung car-dependent suburbs of Western Sydney, and therefore having almost 1 car space per apartment as suggested in this proposal (128 spaces for 136 apartments + 2 terraces and some commercial space) is ridiculous. It would especially be ridiculous to assume that the two terraces need TWO car spaces each! It is of note that each additional underground car space provided adds a huge cost increase to the construction and hence purchase price of apartments, and so excessive car space allocation is directly harmful to the City's and State Government's needs in providing affordable high-density housing within walking distance of train stations. At the very least, a significant number of the private car space allocations should be converted to car share spaces, to increase the car share by at least double.

It is of particular note that the Urban Design Report on page 74 notes the ADG design criteria contains "maximum car parking rates", but in its compliance calculations refers to these as "spaces required", i.e. reframing these as *a minimum* car parking rate. This is indicative of the poor quality design thinking that resulted in the above seen excessive parking allocations.

Woefully inadequate cycling provision

By contrast to bulky, inefficient motor vehicle parking with associated required turning circles and clearances, the proposed bicycle parking is clearly presented as an afterthought. Let's be frank here: if there are two adults per bedroom in an apartment, and potentially four adults in a two-bedroom apartment as a result, the logical requirement is to consider providing four bicycle parking spaces per two bedroom apartment since these adults cannot share a single bicycle for the same trip in the way that they can all ride in a single car. And yet, only the absolute minimum of one bicycle space per apartment is noted in this DA. What is worse is that the drawings indicate these to be tiny, minimum-size storage cages which are only intended to store a single ultra-narrow racing-style bike. There is no provision for wider or taller bicycles, bicycles with panniers, adult tricycles for people with a disability, cargo bicycles, attached bike trailers (especially for transporting children

to daycare), all of which are in heavy use in this dense inner-city suburb for daily transport, commuting, grocery hauling etc. The DA for the underground carpark should require a complete reworking in order to match the excellent secure open bicycle parking provision at the Arkadia building on 18 Huntley St, which has adequate room for two bikes per apartment to fit at each rack (with specifically allocated spaces for each apartment) and enough open space next to each rack for extra-long-and-wide cargo bicycles to fit easily (photo attached).

Excessive car provision on Goddard St, to the detriment of all other transport modes

Despite being the exit to the proposed basement car parking, the extension of Goddard St plan outlined in the Traffic Study does not contain a provision for a safe separated cycleway for the bicycle users exiting that car park to use, nor any alternative bicycle consideration, which is likely not compliant with the TfNSW Road User Space Allocation Policy that is mandatory for anyone amending existing roads or designing new ones. The footpaths are only 2m wide on one side and 2.3m wide on the other, with the diagram indicating trees planted in the 2m footpath to reduce its width, which is not compliant with the minimum Level of Service C required by the TfNSW Walking Space Guide (type 3 footpath for residential greater than 3 storeys requires at least 3 m of space not adjacent to the active edge for LOS C). This is due to the provision of an excessively wide 3.5m traffic lane, which is not appropriate for a one-way local access street and needs to be significantly narrowed to comply with Movement and Place framework. The idea that a maximum-provision underground car parking building would also provide numerous free on-street parking spaces in an additional 2.2m wide parking lane is simply risible. If this space is not to be allocated directly to active transport, the following possible uses would all be higher on the priority list than the public subsidised storage of private cars as required under the Road User Space Allocation Policy, in no particular order:

- Short term Loading bays for removalist vans and deliveries
- In-road covered hangar for bicycle parking
- In-road visitor bicycle parking
- In-road share bicycle parking
- Disabled parking bay
- Street trees on the western side to be planted in-road instead of infringing on footpath space
- Car share only spaces (including both spaces allocated to specific car share vehicles, as well as empty spaces for visitors that can only be parked in when arriving using a car share vehicle)

Inadequate consideration of active transport across the entire DA

The worst parts of the DA here are the Ecologically Sustainable Development Report and Traffic Report. Both are shamefully negligent in omitting the requirements for the design of the site to be considered with regards to its impacts on active transport and the potential opportunities for highly efficient mobility modes.

The Ecologically Sustainable Development report has barely four sentences devoted to active transport, with no consideration of the fact that the car park's design is not accommodating of any bicycles other than non-transport "sport" type bicycles, and no consideration of the fact that the maximally allowed car parking provision entrenches car dominance in direct contradiction to the requirements to consider fossil-fuel free design for carbon neutrality, long term energy efficiency in terms of transport by residents, and most importantly inter-generational equity in terms of the significant embedded building costs in providing wide car spaces and roads instead of far more efficient bicycle spaces and cycleways, as well as the ongoing skyrocketing costs of car ownership and upkeep in and of themselves.

The Traffic Study inexplicably uses data from multiple decades ago, which results in overlooking the effect of the proposed car increase on all transport modes. The map on page 15 is dated 2013 and is missing many established separated cycleways on Sydney Park Rd, Macdonald St, Campbell Rd connecting to Bourke St, Harley St and Ashmore St etc, here depicted as only on-road cycling if at all, as well as many extensive plans for separated cycleways as previously mentioned on Maddox St, Sydney Park Junction etc, and the numerous shared paths in the area. The SCATS detector map on page 41 is an even older diagram from 2001 and does not include the significant changes made to the lanes with the Mitchell Rd and Huntley St separated cycleways, in anticipation of the Sydney Park Junction connection to increase the active transport flow on both foot and cycle in this area. These omissions are clearly reflected in the traffic study's movement summary failure to include any data on the LoS for bicycles. Not only does the traffic study fail to consider the impact of increased car traffic on buses, pedestrians and bicycles in the surrounding streets, it also assumes that the streets can handle an increase in car traffic in direct contradiction to the additional traffic calming measures and additional separated cycle lanes explicitly recommended by the Erskineville Alexandria Traffic and Transport study (2023) for Maddox St and Mitchell Rd. Any traffic study which fails to aim to maximise Level of Service for active transport users in dense-inner city areas should be sent back to the drawing board for urgent remediation, and not approved until then.

Summary

We need more quality high-density housing where possible near public transport, but the plans presented here fall short of

that mark. This concept DA, as outlined above, should be rejected in its current form due to failure to align with the following Council and State strategies regarding necessary and urgent mode shift towards active transport:

- City of Sydney Walking Strategy and Action Plan <https://www.cityofsydney.nsw.gov.au/policy-planning-changes/your-feedback-walking-strategy-action-plan>
- City of Sydney Cycling Strategy and Action Plan <https://www.cityofsydney.nsw.gov.au/strategies-action-plans/cycling-strategy-and-action-plan>
- City of Sydney City Plan 2036 - Infrastructure https://www.cityofsydney.nsw.gov.au/-/media/corporate/files/2020-07-migrated/files_c-1/city-plan-2036-city-of-sydney-local-strategic-planning-statement-infrastructure.pdf?download=true
- City of Sydney Public Space Public Life 2007 https://issuu.com/gehlarchitects/docs/issuu_516_sydney_pspl2007
- City of Sydney Sustainable Sydney 2030-2050 <https://www.cityofsydney.nsw.gov.au/sustainable-sydney-2030-2050>
- NSW Future Transport Strategy <https://www.future.transport.nsw.gov.au/documents/future-transport-strategy> and Future Transport Strategy 2056 https://media.opengov.nsw.gov.au/pairtree_root/9a/76/83/89/3b/f3/45/7c/a5/a2/97/82/13/55/89/18/obj/168352.pdf
- TfNSW Active Transport Strategy <https://www.future.transport.nsw.gov.au/future-transport-plans/active-transport-strategy>
- TfNSW Sydney's Walking Future <https://www.transport.nsw.gov.au/sites/default/files/media/documents/2017/sydneys-walking-future-web.pdf>
- TfNSW Sydney's Cycling Future <https://www.transport.nsw.gov.au/sites/default/files/media/documents/2017/sydneys-cycling-future-web.pdf>
- TfNSW Providing for Walking and Cycling in Transport Projects Policy <https://www.transport.nsw.gov.au/system/files/media/documents/2021/providing-for-walking-and-cycling-in-transport-projects-policy.pdf>
- TfNSW Road User Space Allocation Policy https://www.transport.nsw.gov.au/system/files/media/documents/2024/road-user-space-allocation-policy_july-2024.pdf
- TfNSW Beyond the Pavement Policy <https://www.transport.nsw.gov.au/system/files/media/documents/2022/beyond-the-pavement-policy-2020.pdf>
- NSW Active Travel Charter for Children <https://www.parliament.nsw.gov.au/lcdocs/other/10362/National%20Heart%20Foundation%20Brochure%20-%20NSW%20Active%20Charter%20for%20Children.PDF>
- NSW Government Architect - Better Placed <https://www.planning.nsw.gov.au/sites/default/files/2023-10/better-placed.pdf>
- NSW State Infrastructure Strategy 2022 <https://sis2022.infrastructure.nsw.gov.au/key-objectives>
- NSW Guide to Movement and Place <https://www.movementandplace.nsw.gov.au>
- Committee for Sydney – A Fork in the Road (on congestion management) <https://sydney.org.au/wp-content/uploads/2021/11/CfS-Issues-Paper-12-A-Fork-in-the-Road-1.pdf>
- Greater Sydney Region Plan <https://www.planning.nsw.gov.au/sites/default/files/2024-04/greater-sydney-region-plan.pdf>

Best regards,

[Redacted signature block]



From: Rachel Donovan [redacted] on behalf of Rachel Donovan

[redacted] <Rachel.Donovan@cityofsydney.nsw.gov.au>

Sent on: Thursday, September 12, 2024 5:00:06 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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 live at 1A Goddard Street, Erskineville, and wish to submit the following feedback regarding the proposal above.

- I am pleased with the plan to extend Goddard Street through to Coulson Street. However, I am very concerned that this will mean access for residents to the 5 new buildings at 5 Goddard, 7-19 Coulson and 23 Eve will be through Goddard Street. Is this the case? This would create a tremendous amount of traffic to our currently quiet street. This will also bring the risk of antisocial driving.
- I believe Goddard Street should not be one way from Brightwell Lane to Coulson Street. I was unable to find any information regarding access to the buildings and whether that will be from Goddard, Eve, or Coulson, could you please clarify?
- Why is Carter's Park now only 382m²? As a young family with pets we require more green space, not reduced park size. It said Council required 500m² but now the proposal is requesting only 382m²; why?
- How can Council ensure that the site is safely and effectively remediated? There are identified contaminants, and I am concerned that the same issue will occur as the Honeycomb terraces. How can this developer and the Council assure us there will be no issues with remediation?

I look forward to your responses.

Kind regards,
Rachel Donovan

Sent from [Outlook](#)

From: Julie Moffat [redacted] on behalf of Julie Moffat <[redacted]>
Sent on: Thursday, September 12, 2024 8:30:41 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2024/652 Concept DA

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

I wish to submit some objections for this proposal:

The proposal in it's current form will not contribute to offering affordable housing for low income and essential worker households.

Carter's Park is of inadequate size and should be around 3 times larger to offer some decent open green space to residents, both existing residents and residents that will potentially be living in a new development on this site.

Car parking should be zero, to consider that the site is well serviced by public transport, there are numerous car share pods within the vicinity. The extra price for a residence with car parking is \$100000 plus, and providing parking contributes to increased traffic, congestion.

Any mature and significant trees on the site should be maintained. They are habitat and food resource for our native wildlife, as well as provide canopy to reduce heat impacts.

Any increase of building height I oppose.

Yours sincerely,

Julie Moffat

64 Erskineville Road

Erskineville 2043

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

Sent on: Thursday, September 12, 2024 11:17:39 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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

I would like all of my identifying information kept private as part of this feedback including my first and last name; my email address and residential address and phone number and any information which may identify me to be withheld from public display.

D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

I am writing to formally express my concerns regarding Development Application D/2024/652 and how it will significantly impact the property at [REDACTED] Erskineville and surrounding buildings.

After reviewing the proposed development, I believe it will have several adverse effects on the surrounding area, particularly on our property. The key issues of concern include:

1. ****Impact on Privacy:**** The development appears to encroach upon the privacy of adjacent properties, including 1 Brightwell Lane. The proposed height and positioning of the structure will allow direct views into our property, infringing upon our right to privacy in our home.
2. ****Overshadowing and Loss of Natural Light:**** The height and bulk of the proposed structure will lead to overshadowing of nearby properties, including ours. This will result in a loss of natural light, particularly in the afternoons, which is critical to maintaining the liveability and value of our home.
3. ****Disruption During Construction:**** We are also concerned about the potential for prolonged construction periods, which could lead to noise, dust, and overall disruption to the peaceful enjoyment of our property. The impact on air quality and general amenity in the area during this time should not be underestimated and I also note that one of the reports has recorded asbestos contamination within the site.
4. ****Non-Compliance with Council's Requirement for Cater's Park****

Another significant concern is that the proposed development does not comply with the City of Sydney Council's requirement for a minimum of 500sqm of public open space for Cater's Park. The current proposal falls short of this requirement, which is essential for maintaining adequate green spaces and recreational areas in the community.

As a resident of [REDACTED] believe this non-compliance will negatively impact the local community's access to open space, particularly as the development will increase population density in the area. The lack of sufficient public parkland will exacerbate the pressure on existing recreational areas, reducing the overall quality of life for local residents, especially families and those with children who rely on these spaces for leisure and outdoor activities.

5. ****Setbacks and Building Heights on Goddard Street****

In addition to the concerns outlined, the proposed development does not align with the existing building heights along Goddard Street. The current streetscape is primarily composed of three-story terrace houses, plus the boarding rooms, which maintain a consistent and harmonious aesthetic in the neighborhood.

The proposal for increased building heights would create an imbalance in the architectural character of the street and surrounds, overwhelming the existing dwellings particularly those on 21-25 Coulson Street and altering the area's

established visual identity, contributing to a feeling of overcrowding and diminish the sense of openness in the area.

We respectfully request that the council carefully consider these concerns and work to mitigate the negative effects that this development will have on [REDACTED] and the wider community in Erskineville. I would appreciate any further information about steps that might be taken to address these issues or any potential amendments to the development plan that could help alleviate our concerns.

Thank you for your attention to this matter. I look forward to your response and would be happy to meet or discuss the situation further if necessary.

Please confirm receipt.

Kind regards



Erskineville.

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From: [REDACTED]

Sent: Thursday, September 12, 2024 8:05:18 AM

To: [REDACTED]

Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

From: Andrea Schuppen [REDACTED] on behalf of Andrea Schuppen
[REDACTED] <Andrea.Schuppen@cityofsydney.nsw.gov.au>
Sent on: Thursday, September 12, 2024 10:17:30 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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 Mia Music,

I am a resident of 21-25 Coulson Street and reaching out to you about my concerns about development proposal D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043.

The heights proposed for the buildings directly adjacent to our block will block a lot our view and most importantly natural light around our buildings, blocking sun and locking us in between the new proposed building and the train line.

The other buildings directly surrounding this space are not as high. I believe this proposal should not be approved at its current height but instead fit in with the height of other buildings around it including ours.

Thank you for considering my concerns as an owner of an apartment in The Star Printery (21-25 Coulson St).

Best,

Andrea Schuppen

[REDACTED]
27/21-25 Coulson St
Erskineville 2043 NSW

From: Nareen Rottinger [REDACTED] on behalf of Nareen Rottinger <[REDACTED]> <Nareen Rottinger [REDACTED]>
Sent on: Thursday, September 12, 2024 6:47:27 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Naree [REDACTED]
Subject: Submission - D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043 - Attention Mia Music

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.

Raising concern on the proposed development of 5 Goddard street Erskineville, we live at 21-25 Coulson St (Star Printery) on the 1st floor facing East directly into the proposed site. Our concern is regarding the R.L of 7 stories max will impede on our already limited sunlight as all windows in our apartment are east facing and currently gets less than 1 hr of early morning sunshine per day. Given our east facing floor to ceilings windows we also would like to raise a concern around privacy and would much appreciate if this is taken into consideration.

Regards,
Nareen & Mitchell of 21 Coulson St.

From: [Jordan Rastrick](#)
To: [Mia Music](#)
Subject: Query: D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043
Date: Wednesday, 25 September 2024 10:02:00 PM

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 a resident at 36 Flora Street in Erskineville and I am writing in response to mail from the council informing me of the aforementioned development application. I would like to express my support for the application as I strongly believe in increasing the density of this neighbourhood both to put downward pressure on rents and housing prices, and also to increase the amenity.

Kind regards,

Jordan Rastrick

From: Bryan Li <BLi@cityofsydney.nsw.gov.au> on behalf of Bryan Li <BLi@cityofsydney.nsw.gov.au> <Bryan Li <BLi@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, January 28, 2025 8:21:24 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043

From: [REDACTED]
Sent: Saturday, 25 January 2025 2:36 PM
To: Bryan Li <BLi@cityofsydney.nsw.gov.au>
Subject: Query: D/2024/652 - 5 Goddard Street ERSKINEVILLE NSW 2043

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

Hi

I understand that the official submission period for this application has closed. However, hoping the City of Sydney Council may accept a late submission, especially since the development application is still under assessment.

I would like all of my identifying information kept private as part of this feedback including my first and last name; my email address and residential address and phone number and any information which may identify me to be withheld from public display.

I submitted feedback Before the deadline previously and want to further support the feedback provided from others in relation to housing diversity.

Specifically the notable lack of three and four-bedroom dwellings, including townhouses, terraces, and apartments, within the proposed development.

The current proposal predominantly features 1 and 2 bedroom units, which does not align with the diverse housing needs of our community.

One significant issue with the proposed development is that it continues the trend of surrounding apartment blocks, which overwhelmingly consist of one- and two-bedroom units. This lack of diversity in dwelling sizes is a missed opportunity to address the growing demand for three- and four-bedroom properties in the area.

The surrounding developments at Arbor and nearby precincts have already contributed to an oversupply of smaller apartments, catering predominantly to singles, couples, and investors. However, this approach fails to meet the needs of families and larger households who are seeking suitable long-term housing in Erskineville. The current and future population of the area requires a more balanced mix of housing options to ensure the community remains inclusive and sustainable.

By not providing sufficient larger dwellings, the development may inadvertently exclude families seeking suitable housing options in the area. This could lead to a demographic imbalance and undermine the community's cohesion and diversity.

I urge the council to consider these concerns and recommend revisions to the development plan that incorporate a more balanced mix of dwelling types and sizes, ensuring the needs of all community members are met.

Many thanks

[REDACTED]
Erskineville Resident