

Attachment G

Submissions

From: Patrick Shelley <[REDACTED]> on behalf of Patrick Shelley <[REDACTED]>
<Patrick Shelley <[REDACTED]>

Sent on: Thursday, October 3, 2024 3:00:01 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson

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

Hello, I'm writing in opposition to the proposed construction of new residential and commercial buildings at 290-294 Botany Road.

I believe that the culture of the local area is under threat of eradication by new characterless high rise apartments. There are many older industrial style builds existing, including the ones proposed for demolition by this DA, that display the history of the area and contribute to the local sense of community.

Further more, I believe that the building will have significant impact on the existing Linc apartments where I currently live. As a densely populated area with residential construction already ongoing, it is clear that more residential apartments will add significant pressure to the local infrastructure. There does not, as far as I can see, appear to be any plan to for additional infrastructure in the area to support the increasing local population.

In addition to these things, there are a number of issues that will impact my home, and my neighbours, if construction of this build were to proceed. Such as:

- Significant shadow cast on the East build - This would reduce the amount of natural light and heat entering throughout the day
- A loss privacy - Many apartments would be facing into my home reducing personal privacy
- An increase in noise - Sound will bounce between the buildings significantly increasing the outside noise heard from my apartment

Not only do the items above impact my neighbours and I personally, but they will also affect the carbon footprint of our homes by increase the need for heating and cooling when natural light is reduced and windows must be kept close due to noise.

I ask that you please think of the local residents and reject the proposed DA in favour of something that is more community focused and environmentally friendly.

Thank you,
Patrick Shelley

From: Sarah Barron <[REDACTED]> on behalf of Sarah Barron
<[REDACTED]> <Sarah Barron <[REDACTED]>
Sent on: Thursday, October 3, 2024 6:17:44 PM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson
Attachments: DA Objections D-2024-709 Image Appendix.pdf (792.34 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 Chelsea,

My name is Sarah Barron and I am an owner occupier of unit 105 E at the Linc Apartment complex, located at 2 – 6 Mandible St, Alexandria.

I live and work in this apartment.

This letter and attached visual references serve to express my objection to the current DA application for 290 – 294 Botany Rd, Alexandria D/2024/709

Built over twenty years ago, the Linc Apartments is a development which was ahead of its time in terms of excellence in mixed use and passive solar design.

I purchased the apartment knowing that the Green Square area would be evolving and growing. I am delighted to see the former industrial area becoming an exciting residential, creative and community hub.

However, I object most strongly to the design and proposed footprint of the current DA for 290 – 294 Botany Rd. I strongly refute the applicant's claims that the amenity and privacy of neighbouring dwellings will not be unreasonably impacted.

Quite simply, the current design is not appropriate in context of the neighbouring buildings.

In particular, the proposed architectural design will have significant negative impact to the residential units at 6 Mandible St – known as Linc East.

Linc East's habitable rooms on the ground, first and third floors would face directly into a 29 metre tall structure set back only 6m from the boundary fence and less than 9 metres from windows, awnings and front doors.

See Page 4 of attached Image Appendix.

The proposed design does not satisfy the criteria outlined in Objective 3F-1 of the ADG Building Separation control.

The DA application seeks to justify the proposed height by comparing it to both 2 – 6 Mandible St [Linc] to the north and the Gazcorp site at 300 Botany Rd.

Of note, 2-6 Mandible St is referred to collectively. The Linc complex does indeed have a building which is 8 storeys, however, these are located facing Wyndham Rd and Mandible St – where the topography is lower.

Linc East - the building immediately adjacent to the middle section of the proposed development is only 5 storeys in height and the habitable rooms and habitable entrances and south-east facing balconies are located on the ground, first and third floors.

See Pages 5 and 6 of attached Image Appendix.

The DA application also cites the height of buildings approved for the GazCorp site at 300 Botany Rd as a justification for the excessive height of the middle section - conveniently not mentioning that the height of the approved building to the immediate south of 290 – 294 are not towers.

The DA application claims that the scale and density of the proposed building responds to the adjoining [yet undeveloped] Gazcorp site located to the south, whilst completely ignoring the height and amenity of the existing Linc apartment complex at 2 - 6 Mandible St.

The proposed middle section facing Linc East would have unacceptable negative impacts on amenity – reduced privacy, and increased noise and light pollution.

It would have significant impacts to natural light and solar access for bedrooms, home offices, creative studios and the Linc community kitchen garden.

A seven to nine-story building set back only 6 metres would have catastrophic impacts on solar access and obliterate any views of the sky to bedrooms, home-offices and studios.

See Page 8 of the attached appendix for context

It is my contention that the current concept DA is unacceptable and inaccurate and that it in fact would result in:

- Unreasonable overshadowing
- Unreasonable loss of views – natural and local area
- Unreasonable loss of natural light
- Unreasonable loss of privacy – north-facing apartments will face directly into bedrooms, offices, living areas and bathrooms.
- Unreasonable increase in noise from apartments and courtyard area

Further, that rather than being in the public interest as claimed, it will:

- Negatively impact the effectiveness of the passive solar design of Linc East
- Increase carbon emissions for apartments and two internal corridors by:
 - Necessitating increased artificial light by day
 - Increasing the need for heating in winter – due to reduced daylight and sunlight
 - Increasing the need for cooling in summer – due to the obstruction by the proposed development of southerly cool changes
- Negatively impact Linc's opportunity to address climate change via their community garden initiative and with future initiatives such as solar

The DA also requests permission for reduced green space as part of the development due to the narrowness of the rear half of the site.

I would argue that a 'tricky site' does not justify a non-compliant ratio of deep zone green space... in fact quite the opposite.

I would also question whether any plants or trees would be able to thrive in a boxed in 6 metre wide courtyard with no direct sunlight, due to a five storey building to the north and a 29 metre building to the east, south and west.

It is very disappointing to see a development proposal claiming green credentials when it will unreasonably impact the amenity and carbon footprint of the Linc apartments which were ahead of their time when it came to excellence in passive solar design.

I would suggest that the entire middle area of the proposed development would benefit from being

dedicated to green space.

See Page 9 of attached Image Appendix.

I would like to request the following information from the developer:

- Justification as to why the development should be allowed to breach ADG Building Separation Control (3F-1) compliance requirements.
- A truthful and accurate assessment of the impacts on the habitable rooms of apartments facing south towards the proposed development from Linc East.
- Clarification as to the proposed shared boundary fence between Linc and the proposed development
- How they intend to mitigate visual privacy and noise from proposed residential apartments facing north towards Linc at 6 Mandible St.
- An acoustic report which outlines mitigations to stop the proposed courtyard area becoming an echo chamber.
- An artist impression/technical drawing of what the middle elevation will look like from the habitable rooms on the first and third floors of Linc East at a 6m set back.
- More detail as to solar access impacts
- A more technical and detailed environmental impact assessment which includes impacts to sunlight, indirect light and of wind and water.
- How they propose that plantings in the proposed courtyard will be able to survive with no direct sunlight.
- How they intend to mitigate against the proposed courtyard area becoming a breeding ground for mosquitos.
- A justification for non-compliant deep soil zone ratio - ADG Deep Soil Zones (3E – 1) other than 'it's a tricky site'

In conclusion, it is my assertion that DA D/2024/709 is highly disingenuous and completely misrepresents the negative impact to the amenity of its neighbours.

I look forward to the opportunity to supply any further information or images the planning committee or Council may require.

Yours sincerely,

Sarah Barron
105 E/6 Mandible St,
Alexandria 2015



DA Objections D/2024/709 Visual Summary

Prepared by
Sarah Barron
105 E, 6 Mandible Street Alexandria 2015



Rear Linc East –looking east to west

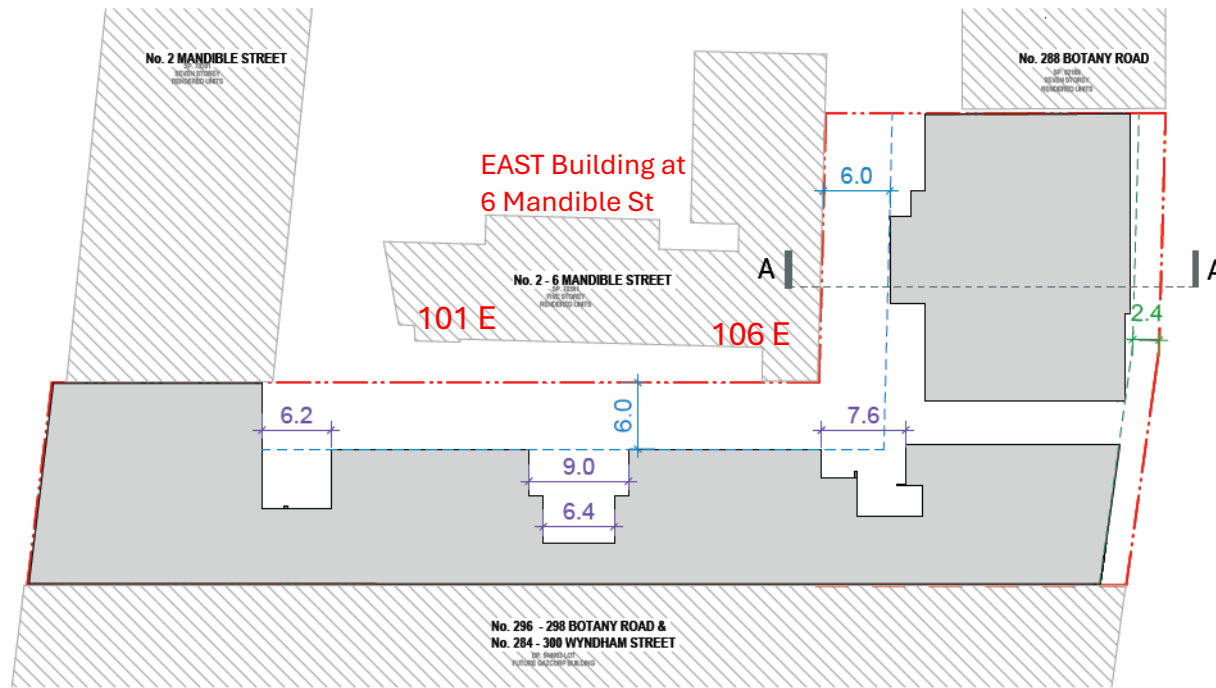


Rear Linc East – looking west to east



Proposed site plan in context to Linc Apartments

216



LEVEL 01-05

First floor habitable rooms - 6 Mandible Street



Third floor bathrooms and balcony – 6 Mandible Street



Unit 105 E – Facing south towards 290 – 294 Botany Rd

219



GROUND FLOOR



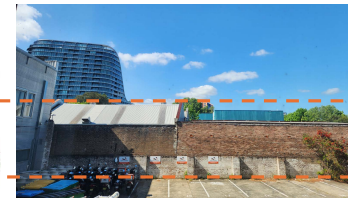
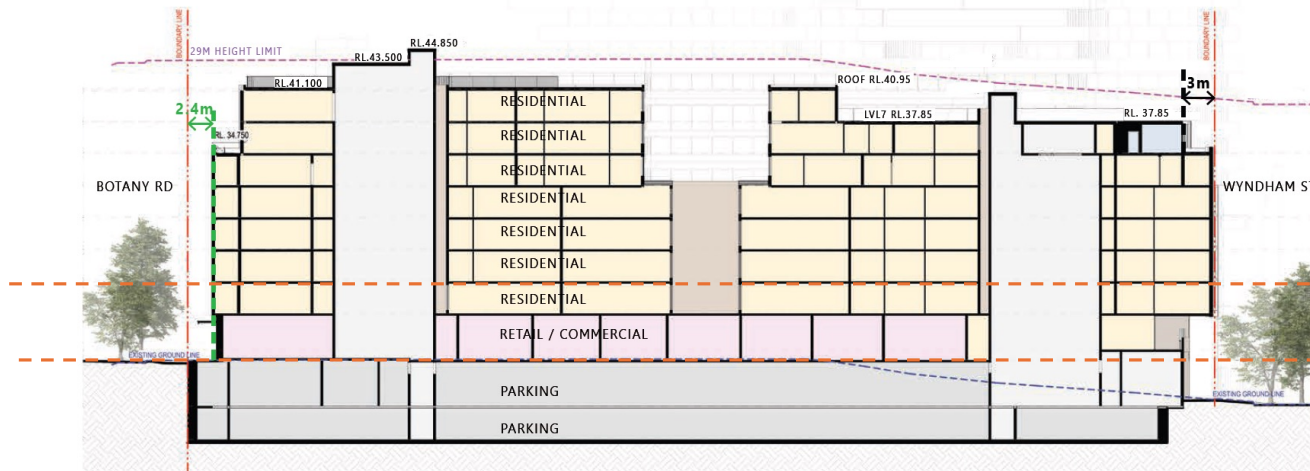
FIRST FLOOR



Context – View from Level 1 bedroom - 6 Mandible St

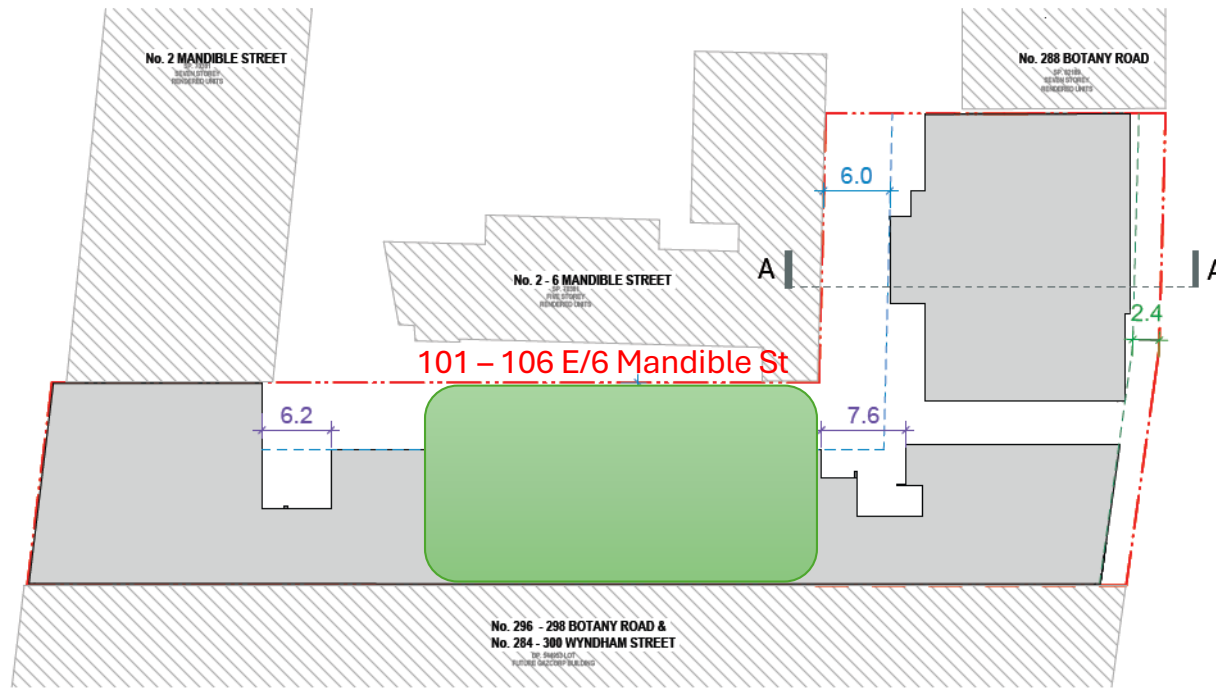
Note: this reflects the proposed height at the southern wall of the proposed site, not how it would look if located 9m closer to Linc East as proposed.

220



Recommended green space in context to Linc Apartments

221



LEVEL 01-05

From: Fiona B <[REDACTED]> on behalf of Fiona B <[REDACTED]> <Fiona B <[REDACTED]>
Sent on: Tuesday, October 8, 2024 8:00:58 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson
Attachments: D 2024 24 709 Objections FBachmann.pdf (302.16 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.

Dear Chelsea,

I am an owner and resident at Linc East apartments, Mandible Street Alexandria. Attached is my feedback and objections to development application D/2024/24/709, 290-294 Botany Road Alexandria.

If there are any queries of the attached or further information required, please feel free to contact me via this email: [REDACTED] or [REDACTED]

Regards
Fiona Bachmann
E104/2-6 Mandible Street, Alexandria

Sent from [Mail](#) for Windows

To City of Sydney Council Planning Panel,

The City of Sydney's proposed economic development strategy focuses on innovation-led growth that is sustainable, inclusive and provides great local experiences. (City of Sydney July 2024) Guidelines also indicate development proposals need to illustrate that design decisions are based on careful analysis of the site conditions and relationship to the surrounding context. (Apartment Design Guide part 3). Therefore development application: D/2024/709, 290-294 Botany Road should be requested to further address these principles and incorporate further distance and less building height in close proximity to existing neighbours.

This would reduce the inequitable infringement on Linc Apartments, 2-6 Mandible Street Alexandria's harmonious living, maintain the habitable living of existing neighbouring apartments and improve community relations.

Green Square and surrounds are a dynamic area attracting development. This has the potential to enhance the community area but, should not be at the detriment of others living and working in this area.

As an owner and resident at Linc East apartments (2-6 Mandible Street) with a south facing entrance, I am directly impacted by the excessive height and proximity of this proposed development. I live in, and work three of five weekdays from home, next to a window that will be blocked by this development. Please see figure 1



Figure 1 – E104 entrance and light to apartment window

- Development application D/2024/24/709 has an unjustified non-compliant ratio of green space requested in the development proposal leading to greater building presence and infringement on Linc apartments. An L-shaped block does not justify this non-compliance and should not be of any consequence to a skilled designer, architect, or builder.
- The development claims the design and layout of the proposal will maintain aural and visual privacy for residents of neighbouring sites. This is not true of the insufficient building separation from Linc East residents that will have a nine story, twenty-nine metre building approximately 8.5 metres (6m set back + 2.5m to existing fence line) from their front doors and living area windows. Please see figure 2. The Linc Central Building also has windows to bedrooms that are even closer to the boundary. Please see figure 3. The development represents an unreasonable loss of visual privacy, as the new north-facing apartments will face directly into Linc Central and Linc East bedrooms, living areas and offices. Linc residents face an unreasonable increase in noise from D/2024/24/709 apartments and courtyard area that may become an echo chamber.



Figure 2 Existing residences and garden proximity to potential development building



Figure 3 Linc North living areas adjacent to fence line

- Additionally this will block natural light to Linc apartments and in return offers significant light pollution. Blocking light to Linc apartments means they will have the need to use more artificial light, greater heating in winter and need for cooling in summer from blocked southerly breezes. Residents of Linc East should not be bearing the burden of increased power usage costs caused by another property. The overall increase in energy and carbon footprint is at odds to the City of Sydney's espousing of carbon neutrality.
- The unreasonable overshadowing of such a tall building in close proximity to gardens also reduces the ability to grow food and goes against the City of Sydney's philosophy of sustainability. Please see figure 2.
- Development proposal D/2024/24/709 claims to have been designed with consideration of the adjoining residents' amenity. Whereas the ambient views from Linc apartments of Green Square will be completely blocked by the excessive height and proximity of this proposed development.
- Linc East's current solar panel project is at risk of not being fully effective given the height differential overshadowing by D/2024/24/709, in contradiction of society's current need for more sustainable energy production.
- In contrast to the development proposal claim, existing parking congestion will only be increased unless at least one carpark per residence and generous visitor parking is provided. Every resident, building manager and visitor to surrounding apartments knows traffic and parking is an ongoing frustration.

Allowing development D/2024/24/709 to proceed in its current form will mean for Linc apartments, reduced light, reduced privacy, increased power costs for climate control,

inhibited garden growth and general loss of ambiance. As well as limiting Linc East's ability to effectively operate solar panels for sustainable energy supply.

I thank you for your consideration and request council address these issues by;

Approving greater height for the buildings facing Botany Road and Wyndham Street to accommodate the loss of floorspace in removing larger sections in the middle of the development.

Removing the need for setbacks on upper levels facing Botany Road and Wyndham Street. The Botany Road and Wyndham Street streetscapes gains little by this setback, as the opposite neighbouring buildings are not residential.

Adequate on-site parking to address the existing parking and traffic congestion.

While the proposed development espouses many benefits of its development there is little consideration of its existing neighbours and this needs to be addressed.

From: Parth Shah <[REDACTED]> on behalf of Parth Shah <[REDACTED]> <Parth Shah <[REDACTED]>
Sent on: Monday, October 7, 2024 7:08:48 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission D/2024/709 290-294 Botany Road ALEXANDRIA NSW 2015 Attention: Chelsea Thompson
Attachments: D 2024 24 709 Objections P Shah.pdf (51 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 Chelsea,

I am the owner of unit E110 at the Linc East apartment complex, located at 2 - 6 Mandible St, Alexandria NSW 2015.

This email serves to express my objection to the DA application for 290 – 294 Botany Rd, Alexandria (D/2024/709).

Please find a PDF document attached, noting objections.

Best wishes

Parth Shah
[REDACTED]

To City of Sydney Council Planning Panel,

Re: Objections to DA application for 290 – 294 Botany Rd, Alexandria (D/2024/709).

I am the owner of unit E110 at the Linc Apartment complex, located at 2 - 6 Mandible St, Alexandria NSW 2015.

I purchased unit E110 at 2 – 6 Mandible St in 2013, knowing that the Green Square area would be evolving and growing rapidly. I lived in this unit for several years, before moving out and it is now an investment property for us.

This letter serves to express my strong objection to the DA application for 290 – 294 Botany Rd, Alexandria (D/2024/709) in its current form. The proposed architectural design will have a significant negative impact on the amenity and privacy of residential units at 6 Mandible St – known as Linc East. **This will almost certainly lower the property value and rental potential of all Linc East apartments, including ours.**

Firstly, Linc East's habitable rooms on the ground, first and third floors would face directly into a 29-metre-tall structure set back only 6m from the boundary fence and less than 9 metres from windows, awnings and front doors.

The proposed design does not satisfy the criteria outlined in Objective 3F-1 of the ADG Building Separation control.

Linc East - the building immediately adjacent to the middle section of the proposed development is only 5 storeys in height and the habitable rooms and habitable entrances and south-east facing balconies are located on the ground, first and third floors.

The proposed middle section facing Linc East would have unacceptable negative impacts on amenity – reduced privacy, and increased noise and light pollution.

It would have significant impacts to natural light and solar access for bedrooms, home offices, creative studios and the Linc community kitchen garden.

A seven to nine-story building set back only 6 metres would also have a negative impact on solar access and obliterate any views of the sky to bedrooms, home-offices and studios.

In summary, the issues that I believe are relevant and need to be further explored and addressed before Development Approval is granted are:

- Insufficient building separation.
- Unreasonable overshadowing.
- Unreasonable loss of visual privacy – new north-facing apartments will face directly into Linc East bedrooms, offices, living areas and bathrooms.
- Unreasonable loss of views – natural and local area.
- Unreasonable loss of natural light.
- Unreasonable increase in noise from apartments and courtyard area.
- An unjustified non-compliant ratio of green space requested in the development proposal leading to greater building presence and infringement on Linc East apartments.
- Poor acoustics as the proposed courtyard area may become an echo chamber.
- Increased carbon footprint and power costs by:
 - Necessitating artificial light by day.
 - Increasing the need for heating in winter – due to reduced daylight and sunlight.
 - Increasing the need for cooling in summer – due to the obstruction of the proposed development of southerly cool changes.

It is disappointing to see a development proposal claiming green credentials, when it will unreasonably impact the amenity and carbon footprint of the Linc apartments (which to be fair was ahead of its time when it came to excellence in passive solar design).

I strongly believe that DA D/2024/709 misrepresents the negative impact to the amenity of its neighbours, as detailed above.

Allowing this Development to proceed in its current form will mean for Linc East apartments: reduced light, reduced privacy, increased power costs for climate control, inhibited garden growth and general loss of ambience. It will also limit Linc East's ability to effectively operate solar panels for sustainable energy supply.

I look forward to the opportunity to supply any further information or images the planning committee or Council may require.

Best wishes

Parth Shah

E110 / 2 – 6 Mandible St (Linc East)

Alexandria NSW 2015

Ph 

From: Miles Barlow <[REDACTED]> on behalf of Miles Barlow

<[REDACTED]> <Miles Barlow <[REDACTED]>

Sent on: Tuesday, October 8, 2024 10:26:27 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson

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 Chelsea,

I am a resident of 282-288 Botany Road, Alexandria.

Which is next door to the proposed development here at 290-294 Botany Road.

I am very concerned about this proposal.

We have just finished 10 years worth of Building Rectification works in our building.

The building is riddled with defects and not built to standards (due to the prevalence for self certifications and lack of protections for owners)

The stress and cost of all this has taken it's toll on my family and I.

We are just about to finally pay (hopefully) the last of the Special Levies to fund all this next month. After 10 long years.

What worried me is how this building work next door will now affect our building.

I would be pretty sure that the foundations of our building are as substandard as the rest of it.

When they start excavating next door I can foresee us having huge problems, just like Mascot Towers.

I am not sure I am strong enough to cope with more problems and more costs arising out of the impact to our building from this Proposal.

I hope this is taken into consideration.

Kind Regards,

Miles

From: Joelle Khnouf <[REDACTED]> on behalf of Joelle Khnouf <[REDACTED]> <Joelle Khnouf <[REDACTED]>
Sent on: Wednesday, October 9, 2024 9:37:01 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Nicholas Gazal <[REDACTED]>
Subject: Submission to D/2024/709 – 290-294 Botany Road, Alexandria
Attachments: Submission to D-2024-709 – 290-294 Botany Road, Alexandria .pdf (1.79 MB)

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

Hi There,

We are submitting our letter pertaining to D/2024/709 – 290-294 Botany Road, Alexandria, which is attached for Council's consideration.

Should you have any questions or require further clarification, please feel free to reach out to me directly.

Kind Regards,

JOELLE KHNOUF
Development Manager

GAZCORP

<i>phone</i>	[REDACTED]
<i>email</i>	[REDACTED]
<i>website</i>	www.gazcorp.com
<i>head office</i>	Level 7, 33 York St, Sydney NSW 2000
<i>postal address</i>	PO Box A2577, QVB Market St NSW 1235
<i>A.B.N</i>	Gazcorp Pty Ltd - 41 001 696 073

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8 October 2024

Chelsea Thompson
Planning Assessment Team
City of Sydney Council
Via email: dasubmissions@cityofsydney.nsw.gov.au

Dear Chelsea,

Submission to D/2024/709 – 290-294 Botany Road, Alexandria

Overview

Emerald City Property Investments (**Gazcorp**) are the long-term owners and developer of the property at 284 Wyndham Street, Alexandria which is a 9,140sqm site located directly to the south of the abovementioned property and development application.

As the immediate adjoining neighbour, we thank the City of Sydney Council (the **Council**) for the opportunity to provide a submission on the application which is seeking development consent for a “*Concept DA for the demolition of existing structures and the construction of a nine storey mixed use development comprising 86 apartments, 3 retail tenancies, 7 commercial tenancies, and carparking.*”.

We acknowledge that this application has followed an earlier Concept DA, a Competitive Design Alternatives Process, and a subsequent Detailed DA for a 7-storey mixed use commercial building. During the exhibition period of the earlier Detailed DA, Gazcorp prepared submissions to the Council raising concerns with the setback and blank wall treatment to the northern property boundary adjacent to our site.

At the outset, we support the revitalisation of Green Square and the proposed use of the adjoining property for high quality residential accommodation. Our site will similarly deliver housing albeit in a build to rent model, which we believe will successfully contribute toward the Government’s policy agenda for additional housing supply in a well located area.

Our key concerns relate more specifically to the siting of the building, and the potential for a reduced setback to create potential shadow and visual privacy impacts on our communal open space area and residential apartments. The second primary concern relates to the proposed boundary interface condition of a sheer blank wall directly adjacent to our site, which was previously envisaged by the earlier DA’s to create appropriate breathing space and alignment between the two developments.

We welcome the opportunity to discuss this submission further with Council and the Proponent of the DA and are open to working collaboratively to achieve a mutually agreed outcome for both parties.

Background

Our site (known as ‘Emerald City’) is a significant ‘key’ site within Green Square, which has been the subject of a very detailed and considered, site-specific amendment to Sydney LEP 2012 and DCP 2012 to create a strategic framework for a high-quality staged redevelopment of this site. As part of this amendment, the site contains a very prescriptive building envelope arrangement that is embedded into the height and FSR standards applicable to the site. In addition, Sydney DCP 2012 provides a suite of site-specific controls relevant to the redevelopment of the site.

Gazcorp have planning approvals in place for the retail podium and mixed use buildings above, with construction having commenced. In early 2020 we finalised a competitive design alternatives process (the **Competition**) for the mixed use towers above the approved retail podium and subsequently received Detailed DA approval to enable construction in May 2022.

Since this time, we have been engaging with Council officers and the selection panel of the Competition with a view to submit another application later this year. The key elements of the application comprises the change in configuration and land use of Building C (north eastern tower) from commercial office to residential and amendments to the location and design of the communal open space area. We are really excited by the proposal, and look forward to delivery of the project for the local community.

Key Issues

Southern Setback

As discussed above, our key concerns with the application relate primarily to the reduced setback to our northern property boundary.

One of the key 'reasons for approval' stated in the approval of the earlier Concept DA (D/2018/1500) was on the appropriateness of the proposed setbacks:

The proposed setbacks and design conditions will result in a development which does not unreasonably impact on the amenity of adjoining developments. This relationship can be further refined through the competitive design process and detailed development application. (our emphasis)

Specifically, the Concept DA proposed a 3m setback to the southern shared boundary at level 5 and above which aligned with the top of the retail podium on our site.

The Detailed DA (D/2020/421) and concurrent modification to the concept DA subsequently proposed a nil setback to the southern boundary interface with our site. This setback was not supported by Gazcorp, Council or the Design Advisory Panel due to the potential solar access, building separation and visual impacts it caused. Accordingly, the following deferred commencement condition was imposed requiring a greater setback, generally consistent with the approved Concept DA:

PART A – DEFERRED COMMENCEMENT CONDITIONS

(1) DESIGN MODIFICATIONS

(a) The design of the building must be modified to align with the conditions of development consent D/2018/1500/A as follows:

A minimum 3m setback must be provided to the southern boundary on Levels 05 and 06 between the lift/stair cores.

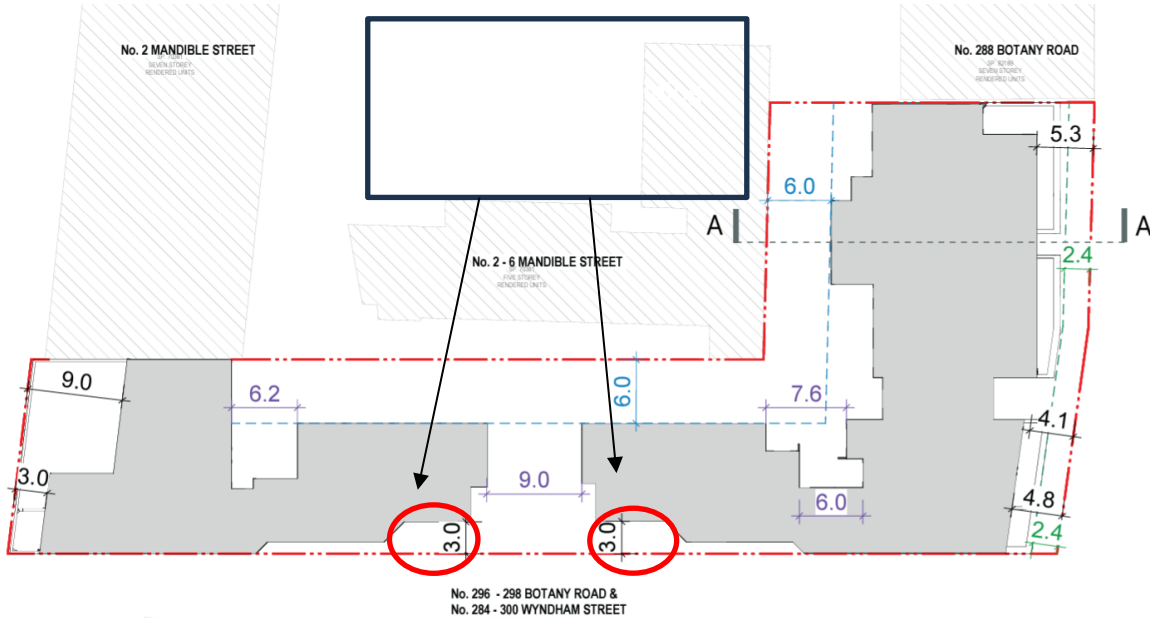
(b) Any visible blank walls including to the southern wall above the podium and to the north façade adjacent to 282-288 Botany Road are to be treated to provide a greater degree of surface articulation or texture to the satisfaction of the City of Sydney.

The proposed DA suggests a zero setback for most of the southern elevation, with certain sections setback up to 3 metres from Level 6 as indicated in Figure 1 (see mark-up on the following page). This arrangement does not comply with the previously established condition of consent, which is particularly relevant given that expanses of habitable areas extend to the boundary, not just lift and stair cores. Moreover, this configuration fails to meet the building separation standards outlined in the Apartment Design Guide.

It is also important to note that the Architectural Plan package lacks any southern elevation drawings, complicating our understanding of how the proposed development interacts with our site. We request that these drawings be provided and we be given an additional opportunity to review and comment on the proposal.

Further discussion on the impacts that the boundary setback causes are outlined in detail below.

Figure 1 Proposed Setback Diagram



Source: Antoniadis Architects

Solar Access

The Design Criteria of NSW Apartment Design Guide (ADG) recommends a minimum of 2 hours solar access to the living rooms and private open spaces between 9am and 3pm in mid-winter. In addition, residential developments must achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours in the same period in mid-winter.

As shown in Figure 2 overleaf, the approved scheme for our site seeks to strategically position our principal communal open space and landscaped areas to the north where they utilise the northern exposure. This includes a communal terrace, green roof, lap pool, BBQ spaces, spill-out courtyards etc. In addition, we have a residential tower positioned with a balcony spaces oriented to the north and east for solar access.

It is also relevant to note that the application we intend to submit in the coming months seeks to convert the approved office tower to a residential tower, with balconies oriented to the north as well as changes to the open space and landscape strategy by reallocating it from Level 7 to Level 3. Extracts of the proposed plans illustrating these changes are provided in Figures 3 and 4 overleaf.

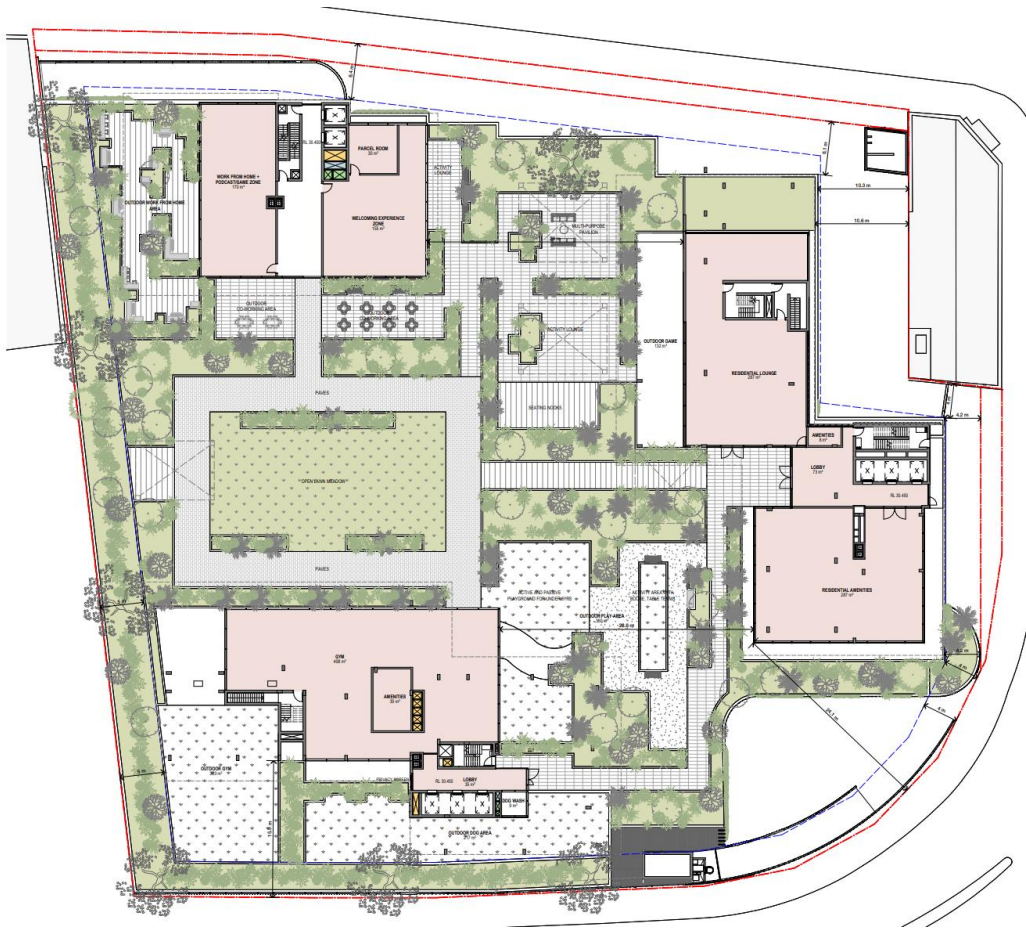
Given the potential for impact to our development, it is requested that a more detailed solar impact assessment be undertaken that quantifies the level of impact to the approved development. It is recommended that this also provide a comparative analysis to a compliant 3m setback scenario. Once provided with this information, our project team will be able to understand the potential further impacts this may have on the planned application to be submitted to Council which has already received selection panel endorsement.

Figure 2 Approved Level 7 Plan



Source: SJB Architects

Figure 3 Proposed Level 3 Plan



Source: SJB Architects

Figure 4 Proposed Level 4 Plan

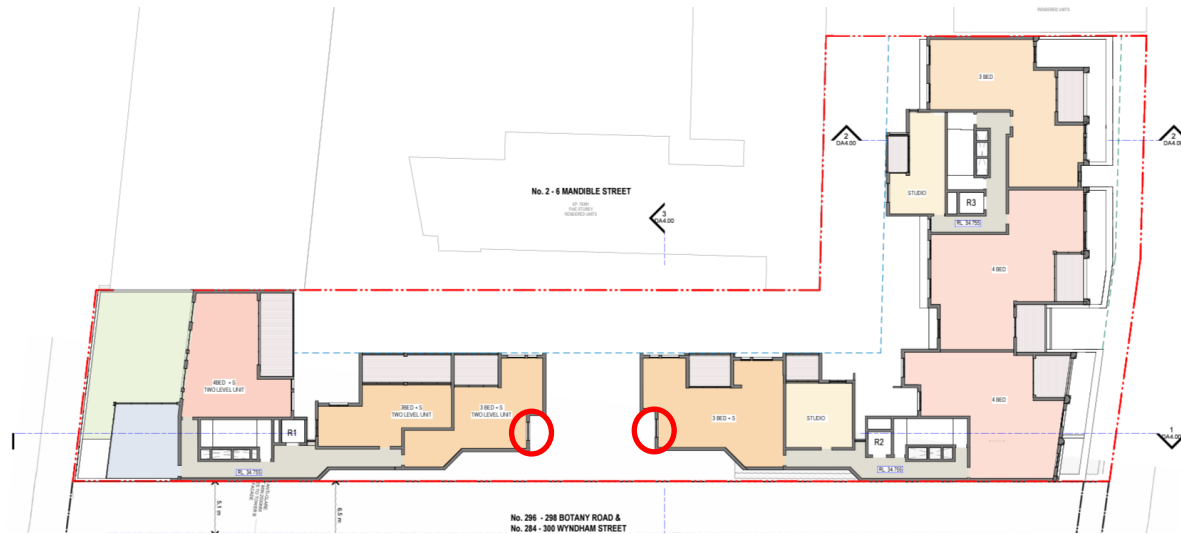


Source: SJB Architects

Visual Privacy

From a visual privacy perspective, the reference scheme proposes apartments (see Figure 5 mark-up overleaf) with window openings that have the potential for overlooking onto our communal open space and residential apartments. It is recommended these window openings be relocated or privacy measures employed to reduce the potential for overlooking.

Figure 5 Proposed Level 6 Plan



Source: Antoniadis Architects

Boundary Interface

In addition to the above, a nil or limited (< 3m) setback on our property boundary would create a blank wall condition directly adjacent to our communal open space area and residential apartments (both approved and proposed). The proposed roof in the centre of the site at Level 5 also directly abuts our planned communal open space area, resulting in a poor visual outcome for our development at this level, which is anticipated to be highly activated.

This approach contradicts the principles established under the previous Concept and Detailed DA's for the site and fails to address Section 3.2.2 of the Sydney DCP.

While the physical break in the built form at Levels 6 and 7 is a positive gesture, it does not sufficiently mitigate the adverse impacts of the reduced setbacks on our development.

Therefore, it is recommended that a minimum 3m setback be implemented across the entirety of the elevation from the first level above our approved retail podium. This adjustment will help ameliorate potential impacts on our development and provide greater scope for landscape and architectural treatments, resulting in a more positive boundary interface.

Other Issues

Some additional issues we would like to raise, which we believe require further resolution, include:

- The reference scheme proposes an apartment along Wyndham Street with a balcony and window directly adjacent to our approved retail driveway.
- The built form appears to protrude forward of the 2.4m ground floor setback along Botany Road causing misalignment with our approved podium (see Figure 6 overleaf). We believe that a consistent setback that matches our approved podium wall along Botany Road would result in a better outcome.

Figure 6 Botany Road relationship showing setback misalignment



Source: SJB Architects

Summary & Conclusion

Thank you for the opportunity to prepare this submission. As our submission highlights, we raise the following concerns and recommendations for Council's consideration in the assessment of D/2024/709:

- The entirety of the southern elevation should be set back a minimum of 3m to manage the potential solar, view, and visual impacts on our development.
- A southern elevation drawing should be provided to determine how the building interacts with our development and to clarify the blank wall treatment.
- Additional solar access information should be provided to quantify the level of impact on our approved development.
- The visual privacy concerns of the reference scheme should be addressed.
- The Botany Road setback alignment and the interface of the Wyndham Street apartment with our approved driveway should be further investigated.

We welcome the opportunity to meet or discuss this further with Council and the Proponent of the DA to collaboratively achieve a mutually beneficial outcome.

Yours sincerely,



Joelle Khnouf

Development Manager, Gazcorp



From: [redacted] on behalf of [redacted]
(Western Sydney LHD) <[redacted]>

Sent on: Wednesday, October 9, 2024 11:23:30 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Re: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson

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

Dear Sir or Madam,

Following on from my previous email, I am happy for my comments to be made public but would you kindly remove my name and details from any public records? However I am happy for "owner of E313/2-6 Mandible Street" to be made public.

Thank you for your consideration.

Kind regards,

[redacted] ey

From [redacted]
Sent: Wednesday, October 9, 2024 11:20
To: dasubmissions@cityofsydney.nsw.gov.au <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson

Dear Sir or Madam,

I am the owner of E313/2-6 Mandible Street Alexandria and I have serious concerns about the development of this new proposed building by Sentra Investments.

Looking at the plans, I believe there will be a massive impact upon the Linc building due to the proximity of this proposal and the height of the apartment. There is not enough separation between buildings which will cause a significant shadow over the Line building as well as a loss of visual privacy into the east facing apartments. There will be insufficient natural light which goes against the Green Square model of natural light for buildings as well as excessive noise due to the proximity of this proposed building. In addition, there will more electricity use due to more heating and cooling required which also goes against the Green Square development intentions.

I request council to consider increasing the height of buildings facing Botany Rd and Wyndham Street to accommodate the loss of floorspace from removing a much larger section of the middle as well as removing the need for setbacks on upper levels facing Botany Rd and Wyndham Street, as the opposite buildings are not residential. I urge the council to consider the residents living in Linc apartments, many of whom have been there for many years, who would be greatly impacted by the current proposal for the Sentra development.

Thank you for your consideration.

Yours sincerely,



From: Cynthia Provoste <[REDACTED]> on behalf of Cynthia Provoste
<[REDACTED]> <Cynthia.Provoste@[REDACTED]>

Sent on: Thursday, April 10, 2025 9:06:47 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson

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.

City of Sydney

Planning Assessment Team

Att: Chelsea Thompson

Subject: Objection to Development Application D/2024/709 – 290–294 Botany Road, Alexandria

Dear Chelsea,

I am writing to formally object to the proposed development application D/2024/709 at 290–294 Botany Road, Alexandria.

I am the owner-occupier of Unit 505 at 282–288 Botany Road (Essence Building), where I reside and frequently work from home. My apartment faces west, directly overlooking the site of the proposed development. As such, I would be significantly impacted by the scale and proximity of the new building. I have serious concerns regarding the negative impact this development would have on the amenity of my home and of my neighbours, both during construction and once the building is operational; please find a few main points below.

1. Construction impacts

The area is already subject to substantial noise pollution from air traffic. The additional noise, dust, and disruption from construction activities would exacerbate this problem significantly. Botany Road is already a highly congested thoroughfare, and the increase in construction vehicles and road closures will further strain traffic flow and pedestrian safety.

2. Loss of natural light, views, and visual amenity

From every window in my apartment, the proposed development will be visible. It will obstruct existing daylight, impact views, and severely alter the visual landscape of the area. Many residents of the surrounding building complexes, myself included, value the current outlook - which this proposal would compromise entirely.

3. Privacy impacts

The proposed building would directly overlook our only common outdoor gathering space, leading to a major loss of privacy for both existing residents and occupants of the new development. This is particularly concerning given the already high density of the area, which is full of high-rise buildings.

4. Increased pressure on infrastructure

The area is already densely populated, with limited parking and heavily used local services. There is construction going on across the road at the moment, adding another large development without significant upgrades to infrastructure will worsen access to public transport, parking, and essential amenities.

5. Lack of early community consultation

To date, I have not been contacted by the proponent or made aware of any community engagement activities. There is no evidence in the submitted documents that shows any effort to consult with the residents who will be directly affected by this proposal. This letter is the first time I have become aware of the development since I have lived in the apartment.

6. Impact on property values

The development would likely decrease both the property value and rental potential of apartments in the Essence Building due to reduced amenity, increased noise, and loss of privacy, making the area even more (building) dense to what it currently is.

7. Unnecessary location

There are many vacant or underused sites throughout Alexandria more suitable for development. It is unclear why a high-density project must be placed in an already congested and built-up area without proper justification.

8. Lack of mitigation measures

The development application provides little to no information about how the proponent plans to address or mitigate the significant amenity impacts on neighbours. This is unacceptable given the potential scale of disruption.

Therefore, I respectfully urge the Council to consider these points and reject the application in its current form. At the very least, further assessment of impacts and mitigation and compensation strategies, and meaningful consultation with the affected community are essential before further considering this proposal.

Thank you for your time and consideration.

Kind regards,

Cynthia Provoste
505/282-288 Botany Rd
Alexandria NSW 2015

From: Jason Clarke <[REDACTED]> on behalf of Jason Clarke <[REDACTED]> <Jason Clarke <[REDACTED]>

Sent on: Tuesday, April 15, 2025 11:05:37 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson

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 Chair of the Linc East Owner's Corporation I'm writing to object to above mentioned development application.

I won't repeat word for word the concerns of my fellow lot owners other to say that the proposed footprint and height of the proposal would unreasonably impact the amenity of Linc East residents. Residents who have a right to solar access and fresh air.

The middle section of the proposed development will block air and sunlight to rooms in Linc East as well as undermine privacy for all south-facing bathrooms.

The application argues that the height is appropriate in context to the 300 Botany Road development without acknowledging that this development is comprised of towers spaced out over a larger area and without the same sun and light restrictions.

Please consider the amenity of those already living in our neighbourhood.

This proposal will impact their amenity and quality of life if it proceeds in its current form.

Regards,
Jason Clarke
Linc East Chair

From: Peter Hill <[REDACTED]> on behalf of Peter Hill <[REDACTED]> <Peter Hill <[REDACTED]>

Sent on: Tuesday, April 15, 2025 6:32:25 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to D/2024/709

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

I am writing to object to this development in its current form. Primary complaints relate to

- Loss of solar access
- Unacceptable loss of natural light
- Fresh air impacts
- Insufficient environmental impact information
- Privacy from overlooking north-facing balconies and windows
- Loss of amenity to Linc residents
- Insufficient deep soil zone ratio per the ADG [Apartment Design Guide]
- Inappropriate design, size and scale in context to Linc

I am a member of East Linc apartments and this will have significant impact on my quality of our family.

From: <[REDACTED]>
Sent on: Friday, April 18, 2025 10:41:17 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: David Greasley <[REDACTED]>
Subject: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson

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 Chelsea

I am the owner of unit 805/2 Mandible St Alexandria and I would like to formally express my objection to the DA application for the proposed development at 290-294 Botany Rd, Alexandria.

The Linc apartments at 2 Mandible Street are wedge shaped meaning many of our units, including mine, face directly into the proposed development. However the submitted plans have omitted the windows and balconies of 2 Mandible St. These balconies feature full glass sliding doors and windows offering expansive views into our homes. Under the proposed plans there will be no opportunity for privacy unless we keep our curtains closed.

The newly submitted plans are now 8 meters higher than previously proposed significantly and detrimentally affecting the livability of our homes. This increase will overshadow and impose an overbearing presence on our apartments and communal area resulting in a permanent loss of natural light, amenity and privacy.

The proposed building is markedly taller than not only the Linc apartments but also the neighbouring building at 282-284 Botany Rd, all surrounding apartment blocks and the two previously submitted plans. It represents a stark departure from the established built form and character of Alexandria where high density development has otherwise been carefully considered with no single building overwhelming another. This development will wrap around the Linc apartments denying us the thoughtful design and livability that Linc was built to provide resulting in a permanent and irreversible loss to the entire Linc community.

It feels deeply unfair that we as a community are forced to bear the burden of a development that continually resubmits its plans, each time pushing the limits further and chipping away at what makes our neighbourhood a comfortable and vibrant place to live.

For reference,

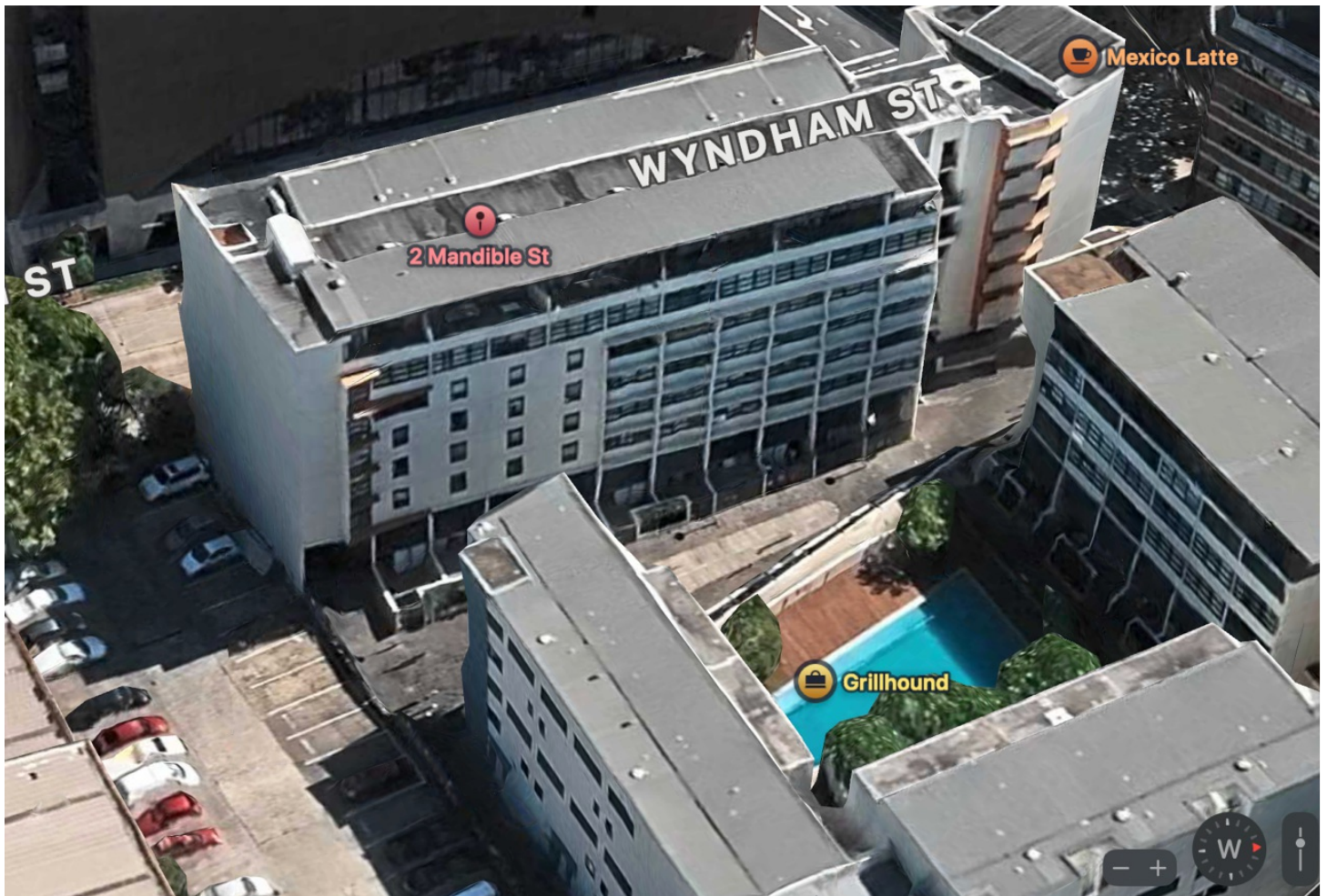
August 2024 - Submitted plans proposed maximum height of RL 37.75 (7 level)

April 2025 - Submitted plans now propose a maximum height of RL 46.10 (9 level)

Thank you for considering this submission.

Regards,

David





From: Miles Barlow <[REDACTED]> on behalf of Miles Barlow

<[REDACTED]> <Miles Barlow <[REDACTED]>

Sent on: Monday, April 21, 2025 2:25:41 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/709 - 290-294 Botany Road ALEXANDRIA NSW 2015 - Attention Chelsea Thompson

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'm an owner in the apartment complex next door to this proposed development at 282-288 botany road.

Our strata complex has been through a lengthy and costly defect rectification court case and remediation process lasting for 7 years. We have just got through completing the special levies program that was required to pay off the millions we borrowed to fix all the defects. These are just the defects that were visible and that we know about.

What we know is that our building wasn't built to standard and that has been very costly to us financially and from the stress caused.

I am very concerned that more defects will come to light when this development next door proceeds. We know that the poor owners at Mascot Towers trouble started when excavation started on the development next door. I fear we will be in the same situation. I'm almost certain of it given the building standard.

So I would like the nsw government to acknowledge these concerns, and when you approve this and it causes our buldibg to then become uninhabitable and unsellable, that you stand up for us, house us and reimburse us for all our losses please.

This is only right and reasonable given that the nsw government is responsible for allowing developers to build not conforming to code. With owners left footing the bill for this deficiency.

Kind Regards,

Miles

Sent from my iPhone