

# Attachment H

<b>Submissions</b>
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**From:** Ben Malter <[REDACTED]> on behalf of Ben Malter <[REDACTED]> <Ben Malter <[REDACTED]>  
**Sent on:** Tuesday, January 21, 2025 8:59:21 PM  
**To:** dasubmissions@cityofsydney.nsw.gov.au  
**Subject:** D/2024/1208 923 Bourke Street WATERLOO NSW 2017

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

Attention Jessica Joseph

**I object to this development application. Please do not let this development proceed!**

My name is Ben Malter, Owner occupier for 6+ years at 804 / 9 archibald Ave waterloo 2017.

I own my 2 bedroom property with my wife across the road that will be looking directly into the windows of this building if this DA was to proceed and will negatively impact my apartment's value and visual view along with many other residents on this side of our building. There is already a huge development going ahead on the Sydney water site on the adjacent street opposite this site at 921 Bourke St and we do not need more cars and people on these already busy roads. The Sydney Water site development will bring more than enough congestion.

**Please leave this location low rise like the existing buildings on the surrounding streets, Hunter St & Young St.**

We do not need another big commercial supermarket impacting the smaller third party stores such as Q E foods on the ground level of my building on site.. We already have a Woolworths at Green Square and a Coles in Waterloo, East Village and Surry Hills. This spot doesn't need another supermarket and especially more apartments. The area of zetland a few streets away is already overbuilt with apartments and ugly because of it. We need to leave some areas low rise with less buildings and more trees and with the sydney water site a massive development, this location for this 8 story building needs to be cancelled or redesigned to be no taller than half the planned height of 8 stories.

I have done a mock up of how this development will impact my apartment in red.



**Please do not let this development go ahead.** I do not want to look directly into the windows of another building. I do not want years of construction noise and the congestion to follow.

Kind regards  
Ben & Natalie

<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2456628>

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Ben Malter  
Lead Lighting/Rendering

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**From:** <[REDACTED]>  
**Sent on:** Thursday, January 23, 2025 12:45:13 PM  
**To:** dasubmissions@cityofsydney.nsw.gov.au  
**CC:** Deborah Fullwood <[REDACTED]>  
**Subject:** Submission - D/2024/1208 - 923 Bourke Street WATERLOO NSW 2017 - Attention Jessica Joseph

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

Good afternoon

I would like to comment on Appendix Q, the Access Report to the above Development Application.

In particular, I would like to highlight that there is a large group of Australians with a disability whose access issues are not

- People with a mobility impairment (ambulant and wheelchair); -
- People with a sensory impairment (hearing and vision); and –
- People with a dexterity impairment

In fact, they are people with an intellectual disability and/or low literacy and/or mental health challenges.

There are building design matters that are of particular assistance for people with intellectual disability and/ or low literacy. Most are living independently in the community, including in City of Sydney.

In particular, the wording, font choice, font size, associated graphics and placement of any **SIGNAGE** is key. Please consider this

Regards

Deborah Fullwood

**From:** Murray Baker <[REDACTED]> on behalf of Murray Baker

<[REDACTED]> <Murray Baker <[REDACTED]>

**Sent on:** Tuesday, January 28, 2025 4:31:41 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** Submission - D/2024/1208 - 923 Bourke Street WATERLOO NSW 2017 - Attention Jessica Joseph

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

Dear Jessica (Joseph, marked as contact for this proposal),

This is Murray Baker writing, I live across the road from the site proposed for this development in Waterloo. I am writing a short message to show my support for this application in its entirety, especially for the inclusion of the Woolworths supermarket, the addition of other commercial and retail spaces and opportunities, the public spaces and walkthroughs, and greenery proposed .

As a suggestion, during what would no doubt be a lengthy construction phase, that perhaps a website or community portal of some kind be created and advertised obviously at the site itself (on scaffolding etc.) where nearby residents and interested parties can keep up to date with how the project is tracking along, what's happening now and next, approximate timings until milestone achievements etc.

Kind Regards

Murray

Unit 520, 850 Bourke Street, Waterloo, NSW, 2017

**Murray Baker**

Quality & Evaluation Officer

**Education Quality, Academic Excellence**

Office of the Pro Vice-Chancellor (Education)

T: reach out to me on MS Teams

E: [REDACTED] | [mq.edu.au](mailto:[REDACTED]@mq.edu.au)



CRICOS Provider 00002J. ABN: 90 952 801 237.

We acknowledge the traditional custodians of the land upon which this University is situated, the Wallamattagal people of the Dharug nation, whose cultures and customs have nurtured, and continue to nurture, this land, since the Dreamtime. We pay our respects to the Dharug people and the Wallamattagal clan. We also wish to acknowledge the Elders of the Dharug nation, past and present and pay our respects to them.

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete the message and notify the sender. Views expressed in this message are those of the individual sender and are not necessarily the views of Macquarie University and its controlled entities.

**From:** denise wong <[REDACTED]> on behalf of denise wong  
<[REDACTED]> <denise wong <[REDACTED]>  
**Sent on:** Saturday, February 8, 2025 8:48:07 PM  
**To:** dasubmissions@cityofsydney.nsw.gov.au  
**CC:** [REDACTED] Waichoong .Wong <[REDACTED]>  
**Subject:** Submission - D/2024/1208 - 923 Bourke Street WATERLOO NSW 2017 - Attention Jessica Joseph  
**Attachments:** Comment on 923 Bourke St development application.docx (41.55 KB)

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The Manager Planning Assessments

Council of the City of Sydney

8 February 2025

Proposed Development – Reference - **D/2024/1208**

923 Bourke Street, WATERLOO NSW 2017

I refer to Sydney City Council's letter dated 17 January, advising of a proposed building development (referenced), seeking resident views on the current proposal.

Whilst this planning proposal is with regards to the mixed use commercial and residential project, it would be remiss not to consider the other significant developments being proposed adjacently, being a K-12 school. Are there any further development proposal south of the current referenced development? It is imperative to understand how the combined impacts of these developments have been evaluated, particularly in relation to:

1. Traffic flows associated with the school, including drop-off and pick-up times, as well as pedestrian crossings for children;
2. Ingress and egress for the proposed new commercial and residential parking; and
3. The combined effects of these development on existing residential areas.

Specifically for the current referenced development as a stand-alone proposal, as a resident on Powell St, I have concerns relating to the following:

- 1) Traffic
  - a. Retail/commercial delivery vehicles double-park on Young Street creating safety and flow hazards.
  - b. What are the designated times for loading dock operations and rubbish removal? These activities will impact on the tranquillity of our neighbourhood.
  - c. The estimated increase in vehicular traffic movement at Young and Powell Streets, projected at 100 vehicles per hour—what methodology was used to determine this figure?
  - d. Has the traffic flow on surrounding streets, specifically Young, Bourke, McEvoy, and Powell (notably Powell Street's "rat run"), been adequately reviewed? For example:
    - i. Vehicles making right turns from Powell Street to Bourke or Elizabeth Streets, as this is already a very hazardous turning with heavy traffic on both sides and for pedestrians and cyclists.
    - ii. Pedestrian and cyclist ("active transport") movements
- 2) Parking

According to the Traffic Management Committee (TMC) Report (page 15): 3.4 On-site Car Parking Provision:

- 3.4.1 Retail Car Parking: Provision for 96 spaces.
- 3.4.2 Commercial Car Parking: Provision for 28 spaces.
- 3.4.3 Residential Car Parking: For 110 units, there is provision for 86 spaces, along with an additional 11 visitor spaces—not all units have allocated parking spaces.
  - a) While this provision aligns with Council planning regulations, there appears to be a shortfall, given that occupants of most two and three-bedroom units typically have two vehicles. This situation is likely to exert additional pressure on street parking.
  - b) The application does not reference the impact of the development on current street parking. Will it

be likely for a 2-hour limit imposition of street parking? How will this impact residents in the area?

Thank you for taking the residents' views into your consideration.

Yours sincerely,

Denise Wong and Wai Choong Wong

Residents of Mondrian, 4 Powell St, Waterloo



The Manager Planning Assessments

Council of the City of Sydney

8 February 2025

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Yours sincerely,

Denise Wong and Wai Choong Wong

Residents of Mondrian, 4 Powell St, Waterloo

The Manager Planning Assessments  
Council of the City of Sydney

<<date>>

Dear Sir,

Proposed Development - Reference: **D/2024/1208**  
923 Bourke Street, WATERLOO NSW 2017

I refer to Sydney City Council's letter dated 17 January, advising of a proposed building development (referenced), seeking resident views on the current proposal.

As a neighbour, I have concerns relating to the following, within the proposal:

Traffic

- detail your concerns and how they may be addressed

Parking

- detail your concerns and how they may be addressed

Other (state)

- detail your concerns and how they may be addressed

Yours faithfully,

<<signed>>

Your Name

Your Address

Your Email add / mb no:

**From:** [REDACTED] <[REDACTED]> on behalf of [REDACTED]  
<[REDACTED]> <[REDACTED]>  
**Sent on:** Sunday, February 9, 2025 2:18:58 PM  
**To:** City of Sydney <council@cityofsydney.nsw.gov.au>  
**CC:** [REDACTED]  
**Subject:** D/2024/1208 923 Bourke Street, WATERLOO NSW 2017 - resident view  
**Attachments:** D20241208 - views ltr - 20250209.pdf (65.68 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.

Att: The Manager Planning Assessments  
Council of the City of Sydney,

Letter attached:

[REDACTED]  
[REDACTED] Powell St, WATERLOO 2017  
M: [REDACTED]  
E: [REDACTED]

Sunday 9 February 2025

Dear Sir,

Proposed Development - Reference: **D/2024/1208**  
923 Bourke Street, WATERLOO NSW 2017

I refer to Sydney City Council's letter dated 17 January, advising of a proposed building development (referenced), seeking resident views on the current proposal.

Whilst I have no objection to the design or scale of the proposed development; as a neighbour, I have concerns relating to its' effect on the local environment, particularly on both traffic and parking.

**Traffic** – *both* commercial/retail & residential (supermarket & other retail truck deliveries).

1. Vehicular

- How has 'extra vehicle traffic movement' (Young & Powell Sts) @ 100 vehicles/hr - how was determined? Is this an accurate prediction?
- Has traffic flow on surrounding streets been adequately reviewed?
  - Young, Bourke, McEvoy, Powell, Hunter & Elizabeth Sts
  - The current Powell St 'rat-run'
  - Vehicles turning to/from Young St into Powell St
  - Vehicles turning right to either Bourke or Elizabeth Sts, from Powell St?
- What are the sites' loading dock delivery and rubbish removal times, and its' effect on neighbourhood?
- Retail/commercial delivery vehicles are likely to double park on Young St

2. Pedestrian cycling / walking ('active transport')

- How as this been calculated (estimated)?
- Concerns relating to neighbourhood security – current walk-through / 'off-road shared path' (easement sites) – Sonoma & Mondrian

**Parking** -

Refer to TMC – (page 15): *3.4 On-site car parking provision*

Noting:

- *3.4.1 Retail car parking* – provision for 96 spaces
- *3.4.2 Commercial car parking* – provision for 28 spaces
- *3.4.3 Residential car parking spaces\** – (110 units) – 86 spaces, plus 11 visitor spaces – not all units have car parking spaces allocated
- \* Whilst within Council planning rules, there is shortfall. Reality is, most 2- & 3-bedroom unit occupants' have 2 vehicles – this likely to place further pressure on street parking.

The application does not reference impact of the development on current street parking – currently Young St, street parking is NOT time restricted – it is likely this will become 2-hour limit (08:00 to 22:00).

I note, the current Fabcot (Woolworths) proposal makes no consideration and impact to future developments and (the traffic and parking) *knock-on effect* of this development and future adjacent developments:

- 1) 242-258 Young St - the 'School' (years K to 12 and Film/television school) cnr Young, Hunter & Powell Sts
- 2) balance of the site south of proposed Fabcot site – a likely future development (cnr Young, Powell & Bourke Sts)

I further refer to:

- TMC – (page 8): *2.3 Public transport – Table 1: Existing bus routes* – noting, *this is incorrect.*
- TMC – (page 10): *2.4 Pedestrian and cycling network – Figure 6: Existing cycling network*, noting, this does reflect 'off-road shared path' from Short St pocket park to Powell St.

Council's consideration and response to the above, would be appreciated.

Yours Faithfully,

[REDACTED]  
Powell St, WATERLOO, NSW 2017

M: [REDACTED]

E: [REDACTED]

cc: [REDACTED]

**From:** Andrew Melvin <[REDACTED]> on behalf of Andrew Melvin  
<[REDACTED]> <Andrew Melvin <[REDACTED]>

**Sent on:** Wednesday, February 12, 2025 3:40:32 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** Submission - D/2024/1208 - 923 Bourke Street WATERLOO NSW 2017 - Attention Jessica Joseph

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The Manager Planning Assessments  
Council of the City of Sydney

12<sup>th</sup> February 2025

Dear Jessica

Proposed Development - Reference D/2024/1208  
923 Bourke Street, WATERLOO NSW 2017

I refer to the City of Sydney Council's letter dated 17 January, advising of a proposed building development (referenced), seeking resident views on the current proposal.

As a neighbour, I have concerns relating to the following, within the proposal:

#### Traffic

- As someone who is often a pedestrian in the area, I already have safety concerns with vehicles regularly violating road safety rules, moving at high speed, and causing hazards to pedestrians. In the last year alone, I have personally avoided near misses on Powell St by high-speed vehicles on three separate occasions, despite me taking every precaution and following road laws. The establishment of a retail and housing development would make hazards to pedestrians even worse.

#### Parking

- I am concerned about the increased frustration that residents of Powell St will have to face when competing for parking with non-residents visiting the development. There is already very little parking available in the area, and a supermarket will make this problem even worse. Even if the retail development provided its own customer parking there will be people that will not use it, and instead will use parking meant for local residents.

#### Light Pollution

- Living in an apartment looking directly onto Powell St, I am concerned about the level of light pollution the proposed development will cause at nighttime. As an avid stargazer I specifically chose to live in my apartment because it is one of the few places in this area that allows me to engage in my hobby. The establishment of a retail and housing development would cause excessive light pollution and destroy my ability to use my telescope.

Yours faithfully,  
Andrew Melvin  
417/2 Powell St, Waterloo NSW 2017  
Ph: [REDACTED]

**From:** Guy William Power <[REDACTED]> on behalf of Guy William Power  
<[REDACTED]> <Guy William Power <[REDACTED]>

**Sent on:** Thursday, February 13, 2025 9:04:00 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** Submission - D/2024/1208 - 923 Bourke Street WATERLOO NSW 2017 - Attention Jessica Joseph

**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.

Feb 13 2025

Dear Jessica,

My name is Guy Power. I am the owner and resident of a unit in the Mondrian Building, 2-4 Powell St Waterloo.

I am contacting you to express my concerns around the proposed development at 923 Bourke St, Waterloo. The proposed development reference is D/2024/1208.

I received a letter from the Council on January 17 this year, which sought my views on the proposal as it stands. I thank you for this opportunity and the regulations which require it.

I realise that cities change, as they must. A dynamic inner-city environment such as Waterloo must evolve to meet the needs of those who live there. It must change also to reflect the broader society of which it is part.

Change, however, needs to be managed, so that it has minimal negative environmental and social impacts on the residents of the area effected. I believe that there are aspects of this proposal which do not minimise these negative impacts.

The current proposal will cause a lot of extra traffic movement. It seems detailed in terms of traffic, parking, pedestrian flows etc. and no doubt a lot of time and effort has gone into it's preparation. I do note though that there are areas of concern in these specifics. For example:-

*\*what are the times for loading dock and rubbish removal activities? These will adversely effect our currently quiet neighbourhood.*

*\*what will stop double-parking on Young St?*

*\*how was the figure of 100 extra vehicles/hour along Powell St seen as acceptable? That is more than one extra vehicle/minute, an extremely negative impact, both environmental and social.*

*\*what provision has been made for pedestrian and cycling activity?*

*\*are enough parking spaces provided to avoid extra pressure on existing parking provision? 2 and 3-car families are common today. 86 car spaces for 110 units is inadequate.*

Change should also enhance an area in ways which enable further positive change. Development proposals should not be prepared as if the developments they seek will be the last in an area. I believe that the current proposal fails to consider future change.

This proposal is one for significant change, yet it fails to take into account the effects of other proposed changes in the immediate vicinity. I refer here to the proposed school development immediately adjacent (at the corner of Young, Hunter and Powell Sts), as well as to the nearby site (Young, Bourke and Powell Sts) which provides, I would say, a certain future development opportunity.

The effects these developments have will interact with the supermarket, the extra apartments etc in ways which are not considered in the current proposal. I am not a town-planner, but surely the skills to forecast such interactions exist. I see no evidence that they have been applied in the proposal as it stands. I can see though that there will not be much space left for car-parking, or pedestrians once D/2024/1208 goes through.

I thank you again for this opportunity, trust that my concerns will be considered, and look forward to your response.



Yours Sincerely,  
Guy Power.

The Manager Planning Assessments  
Council of the City of Sydney

<<date>>

Dear Sir,

Proposed Development - Reference: **D/2024/1208**  
923 Bourke Street, WATERLOO NSW 2017

I refer to Sydney City Council's letter dated 17 January, advising of a proposed building development (referenced), seeking resident views on the current proposal.

As a neighbour, I have concerns relating to the following, within the proposal:

Traffic

- detail your concerns and how they may be addressed

Parking

- detail your concerns and how they may be addressed

Other (state)

- detail your concerns and how they may be addressed

Yours faithfully,

<<signed>>

Your Name

Your Address

Your Email add / mb no:

**From:** [REDACTED] <[REDACTED]> on behalf of [REDACTED]  
<[REDACTED]> <[REDACTED]> <[REDACTED]>  
**Sent on:** Sunday, February 16, 2025 10:18:56 PM  
**To:** City of Sydney <council@cityofsydney.nsw.gov.au>  
**CC:** [REDACTED]  
**Subject:** Proposed Development – Reference D/2024/1208  
**Attachments:** Development Proposal Feedback 1208.pdf (33.38 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.

To Whom it may concern,

Please find attached feedback on the proposed development - **Reference D/2024/1208** at 934 Bourke Street, WATERLOO NSW 2017.

It would be appreciated if identifying information about myself, including my first and last name, be kept private.

Please advise if you require any further information.

Kind regards,

[REDACTED]  
Powell Street Waterloo

## **The Manager, Planning Assessments**

Council of the City of Sydney

**Sunday, 16 February 2025**

**To Whom It May Concern,**

### **Proposed Development – Reference D/2024/1208**

934 Bourke Street, WATERLOO NSW 2017

I am writing in reference to the Sydney City Council's letter dated 17 January, which notified residents of a proposed building development (referenced above) and sought their views on the current proposal.

As a neighbouring resident, I acknowledge that the proposed development features a high-quality design; however, I have significant concerns regarding its potential impact on the surrounding local area. Specifically, I am apprehensive about the increased congestion on local roads resulting from deliveries and customer traffic, as well as the degradation of local amenity due to the presence of abandoned shopping trolleys. These changes could adversely affect the character and functionality of the neighbourhood.

#### **Traffic:**

In addition to Bourke Street, the streets surrounding the proposed development are primarily used by local traffic. However, with the planned full-line supermarket and the proposed 800-student school opposite the development site, it is crucial that a comprehensive assessment is conducted regarding the increased traffic flow generated by these developments and its potential impact on the safety of local residents and the surrounding amenity.

Currently, during peak hours, local streets are increasingly being used as shortcuts by motorists attempting to avoid traffic lights at McEvoy Street or the no-right-turn restriction at the intersection of Elizabeth and McEvoy Streets. This has already created hazardous conditions for residents attempting to exit driveways on Powell Street. The additional traffic anticipated from the proposed development will exacerbate this issue.

Moreover, several public transport routes referenced in the traffic assessment, which are intended to alleviate car traffic, are outdated. Several of the identified bus routes (M20, 301, 302) no longer exist, one (304) no longer passes the development site, and another (303) no longer serves the suburb. If such basic details are inaccurate, it raises concerns about the overall reliability of the proposed traffic modelling.

A comprehensive traffic study is essential to assess the full impact of this development, and the proposed school across the street, will have on local residents and traffic conditions. Additionally, a detailed action plan must be implemented to ensure that local streets provide safe access for pedestrians, cyclists, and private vehicles, maintaining a safe, low-speed environment.

**Supermarket Management:**

The Supermarket Plan of Management outlines various practices intended to mitigate the supermarket's impact on the local community, including loading dock hours, overflow management, and trolley control measures. However, there are several gaps in the plan that require further clarification.

The document does not specify delivery hours, which is particularly important as the local area is predominantly residential. Clear guidelines must be established regarding the acceptable hours for large trucks and delivery vans to access the site. Additionally, the plan fails to address the management of deliveries outside the Woolworths distribution network. If the turntable loading dock is utilized, local streets could become informal parking areas for delivery vehicles, exacerbating congestion. A coordinated plan must be put in place to manage this issue across all delivery contractors, with ongoing oversight by management.

Lastly, the management plan does not adequately address the issue of abandoned shopping trolleys. With limited underground parking at the supermarket, it is likely that customers will park on surrounding streets, resulting in trolleys being left on the footpaths. This will create litter and pose hazards to pedestrians and road users. Effective measures, such as those implemented at other local supermarkets, should be adopted to prevent trolleys from leaving the store. A locking mechanism at the store's perimeter should be considered to ensure this does not occur.

It is crucial that new developments complement and enhance the local area. By conducting a thorough review of the potential traffic impacts, including of the proposed school development, and collaborating with residents to find viable solutions, this development could positively contribute to local amenity and improve access to goods and services. Additionally, the implementation of robust supermarket management practices, including delivery coordination and trolley control, would mitigate any adverse effects on local streets and ensure the safety of residents.

Thank you for considering these points.

Yours sincerely,



Powell Street Waterloo