

Attachment E

Submissions

From: [REDACTED] on behalf of [REDACTED]

Sent on: Thursday, May 22, 2025 2:22:21 AM

To: DAsubmissions <dasubmissions@cityofsydney.nsw.gov.au>

Subject: Submission - D/2025/348 - 19-21 Buckland Street CHIPPENDALE NSW 2008 - Attention Costa Dantos

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

Good morning

I wish to comment on the development application for 19–21 Buckland Street, Chippendale.

I am in support of this proposal, which provides affordable accommodation for residents within our suburb. It represents a more suitable and community-aligned use of the site compared to the recently proposed backpacker development at 184–200 Broadway. It is encouraging to see a development focused on delivering low-cost, permanent housing in an area where there is genuine need.

However, I would like to suggest practical improvements to the proposal. These include incorporating a driveway, providing a dedicated on-site area for waste collection (rather than relying on street parking), and allocating parking space for contractors and deliveries.

These additions would help manage the increased demands associated with waste removal, deliveries and site servicing, while also minimising the impact on surrounding streets, which already face significant pressure from limited parking availability. To accommodate these changes, the proposed motorcycle parking spaces could be removed and, if necessary, the number of bicycle parking spaces could be slightly reduced.

Although public transport access in the area is generally good, Central Station is actually more than 800 metres walking distance from the site. The number of vehicular drop-offs and pickups, including taxi and rideshare, will increase, and the site should be designed to accommodate this.

Furthermore, Grafton Street is used as a 'rat run' by vehicles from Broadway travelling up through Knox Street to City Road, particularly during peak hours. To address this, it would be beneficial to install a pedestrian crossing near the intersection of Grafton and Buckland Streets. This would help calm traffic and improve safety for the increased number of residents expected to live on this corner.

Finally, I respectfully request that my personal details be redacted from public viewing.

Thank you

From: Rodney Hammett [redacted] on behalf of Rodney Hammett
[redacted] <Rodney Hammett [redacted]>
Sent on: Thursday, May 29, 2025 11:27:50 AM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: D/2025/348 - 19-21 Buckland St, Chippendale
Attachments: 19-21 Buckland St, Chippendale_ltr_250529.pdf (350.03 KB)

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Attention: Costa Dantos

Attached is my submission for this DA.

Rodney Hammett
Glebe

The Manager
City of Sydney
Town Hall, Sydney

Attention: Costa Dantos

Re: D/2025/348
19-21 Buckland Street, Chippendale
Objections

Dear Costa,

I refer to the advertised D/2025/348

I have read the DA documents that are available on the City's website and I am concerned that nowhere have I seen reference to a circa 1840 steam mill that existed near or on the subject site.

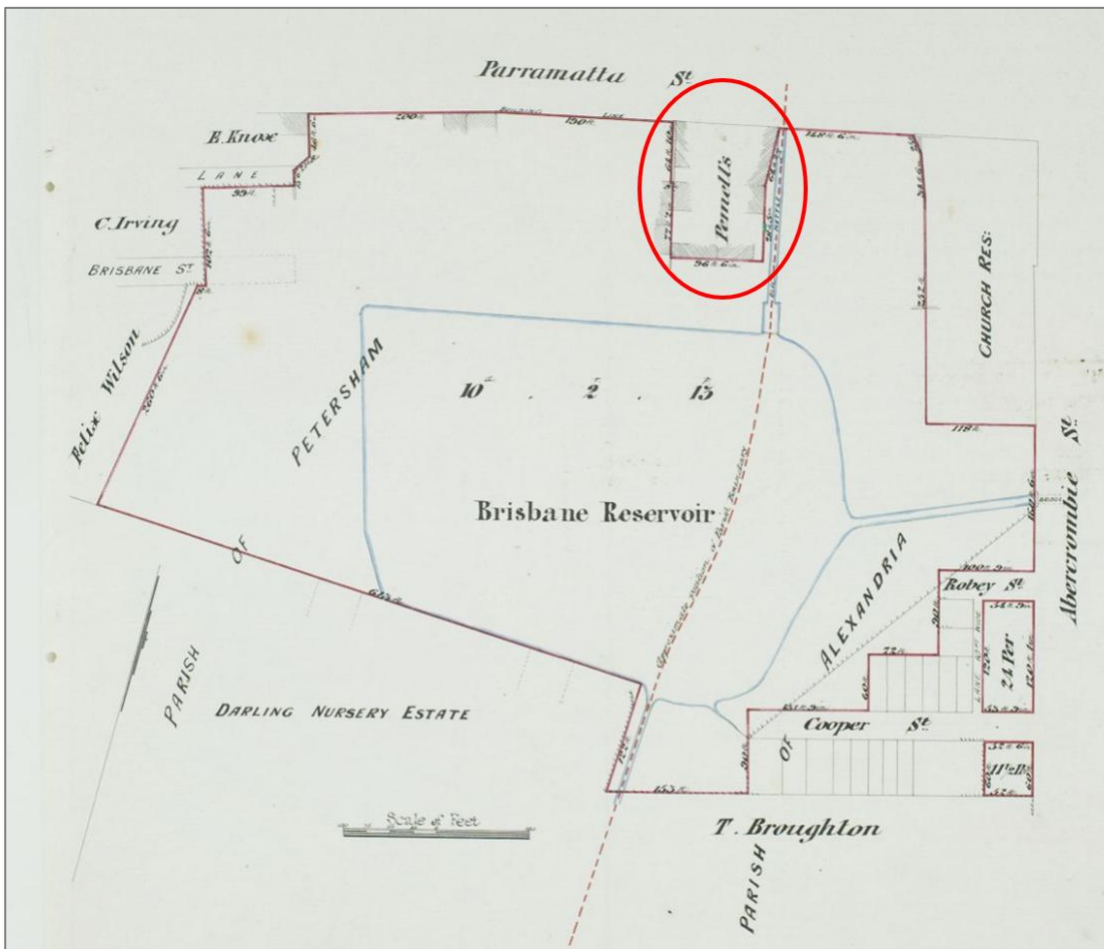
The Heritage Impact Statement (HIS) has a Figure (Figure 51, copy below) which states these buildings and the dam existed in the wider area in 1868, and the subject site is identified with a red arrow.



Figure 51 – 1868 painting of Chippendale with the University of Sydney in the distance and the former Cooper's Distillery and dam in the middle ground. The approximate location of the current subject site would be to the rear (south) of the distillery buildings and is indicated with a red arrow.

A steam powered flour mill was established at the subject site in about 1840 as part of Robert Cooper's 17 acre industrial complex now bounded by Broadway (then Parramatta Street), City Road and Abercrombie Street. Henry Smithers Hayes managed the mill in the 1840s. The mill was sold to James Pemell, a miller, in about 1850 and he operated it from then until it was destroyed by a fire in 1870.

The diagram below from Certificate of Title Vol 56 Fol 4 shows Pemell's land, circled red.



I have studied some of the life of James Pernell (1816-1906), a Sydney merchant and businessman. Prior to operating the mill at the subject site he built and operated a steam mill on the corner of Broadway and Glebe Point Road from 1846 until 1850, using water from the lake in Victoria Park (now Lake Northam).

James Pemell was a City Alderman from 1851-1852. He was also elected member of the NSW Legislative Assembly for West Sydney from 14 June 1859 to 10 November 1860 and member for Canterbury from 24 February 1865 to 19 May 1869 when he resigned to visit England.

I have written an article on these mills and James Pemell which was published in the Glebe Society Bulletin of May 2022. (03/2022, starting page11)

My concern is that this important piece of our history has been ignored. It should be acknowledged in some way and should there be any excavations, care should be taken in case a relic or foundations are found. Any relic should be given to the Power House Museum for safe keeping and any foundations should be recorded for future reference.

Yours faithfully,
Rodney Hammett

From: Nick Roucek <[REDACTED]> on behalf of Nick Roucek <[REDACTED]> <Nick Roucek

Sent on: Friday, May 30, 2025 8:15:41 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/348 - 19-21 Buckland Street CHIPPENDALE NSW 2008 - Attention Costa Dantos

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I write to support the DA. Sydney needs more housing. It's unclear to me what residential co living means but I assume it is student housing, which is another big need around Chippendale. The design looks great and would be a big improvement on the current state of the building. Developments like this should be matched with improvements to the public domain, like improving street planting and tree coverage, widening footpaths, providing seating, creating elevated pedestrian crossings, introducing traffic calming measures to stop rat runs past the front of this building, and providing activated street frontages for retail. Thanks

From: [redacted] on behalf of [redacted]

Sent on: Tuesday, June 3, 2025 3:59:48 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/348 - 19-21 Buckland Street CHIPPENDALE NSW 2008 - Attention Costa Dantos

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, please find below my submission on this DA. My only request is that my name not be published.

As a general matter, Sydney (and beyond) is in an extended and extreme housing crisis. We need to provide more housing at every opportunity. As a result the city must prioritise the provision of more housing over strict compliance with every aspect of the LEP/DCP.

Direction 10 in the city's strategy (Housing for all) makes the case for why the city needs to do more in incentivising and delivering more housing. We need to prioritise the provision of more housing, which benefits everyone in the community. Ultimately, more intense housing provision, at higher densities supports better environmental outcomes. It also supports more vibrant communities, and makes active and public transport more viable. Everyone in Sydney benefits from provision of more housing, as it reduces systematic pressure on these markets. This is true wherever the housing is located, but nowhere more so than in a location like Chippendale.

This DA proposes an intensification in a location with amazing public and active transport links. The design is high-quality, and will significantly enhance the area. Broadway is already an exciting area, though further activation would be welcome. This kind of project can only bring more vibrance to the area. A location such as this is perfect for substantial increase in densities. The city's concerns about height is unwarranted given the proximity to taller buildings. And the design itself ensures the building will be well integrated into its surrounds. This development demonstrates that the current height limits in the LEP is overly restrictive in this area, and the city should consider relaxing zoning controls across Chippendale to allow further intensification.

This project will in particular fulfil demand for people who are more likely to be in precarious housing situations. The percentage of single-person households is growing, we should make sure that these households are catered for. In a location where there is a huge demand for single-person households, this will help people to avoid riskier housing situations, and will leave more appropriate housing stock for families. Everybody wins when the city lets developments like this proceed.

Regards

[redacted signature]