

Attachment E

Submissions

From: Jamie Thomas

Sent on: Saturday, June 14, 2025 2:00:41 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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,


As a resident of MacDonald Street, I am strongly opposed to the development of an 11storey apartment complex on 155 Mitchell Road.

This height of building is not in keeping with the rest of Erskineville and surrounding infrastructure. I would request this is not approved and instead a building height of 6-7 storey's only is accepted. A 11 storey building would significantly impact other residential buildings nearby, through reduced sunlight; noise; and have a negative impact on the environment. It is completely out of step with other residential buildings.

Furthermore, Mitchell Road is already significantly bottlenecked with traffic and cannot accomodate a significant increase in traffic. This scale of this proposed residential building will result in high congestion that has not been designed for with roads surrounding 155 Mitchell Road and the services that need to access the area.

We strongly oppose.

regards
Jamie

Jamie Thomas


From: Brian Bollard
Sent on: Saturday, June 14, 2025 3:13:19 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Sounds great. We need more housing!

--

cheers, Brian

Brian Bollard
[Rip Graphics](#)
Mail: PO Box 395 Alexandria NSW 1435
Deliveries: Warehouse, 60-62 Wyndham St Alexandria 2015
(ENTRY AT REAR VIA LANE OFF HENDERSON RD)

Always was, always will be Aboriginal land.

From: Abi Rutherford

Sent on: Saturday, June 14, 2025 3:18:46 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Please note that a building of that height is unreasonable and disturbs the existing infrastructure and community dramatically. Please reconsider its approval.

From: Emer Hogan
Sent on: Saturday, June 14, 2025 3:45:07 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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 City of Sydney Council,

As a resident of Eve Street in Erskineville, I am writing to **formally object to the proposed height of the development** currently under consideration. An 11-storey building is entirely inappropriate for this location and inconsistent with the existing character of the neighbourhood.

Surrounding buildings in the area range between five and seven storeys. Allowing an 11-storey structure would set an unsympathetic and disproportionate precedent. It would dramatically change the look and feel of the streets, overshadow nearby homes, and significantly reduce access to natural light for existing residents.

While I support the need for more housing, any new development must be balanced and aligned with the capacity of local infrastructure. Currently, public services in the area are already under strain:

- Childcare centres are full - my child is number 117 on a daycare waiting list.
- It is increasingly difficult to get timely GP appointments.
- Traffic congestion on Mitchell Road is worsening.
- Public transport, particularly train services, is not keeping pace with population growth.

I strongly urge the council to reject the current proposal in its current form and work towards a development that is more in keeping with the scale of the neighbourhood and better supported by infrastructure planning.

Kind regards,

Leonora Hogan

Eve St, Erskineville 2043

From: James Norquay

Sent on: Saturday, June 14, 2025 4:52:45 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Sir/Madam,

I am writing to formally lodge my objection to the proposed development near my property at 345 Belmont Street, Alexandria.

Having reviewed the development plans, I have grave concerns regarding the impact on access to natural sunlight at my residence. The height and positioning of the proposed building appear to significantly overshadow my property during key daylight hours. As a resident who relies on natural light for general well-being and mental health, this proposed reduction is not just an amenity issue it may directly affect my health and quality of life.

In addition to the overshadowing concern, I am also deeply concerned about the anticipated increase in local traffic volumes that the development will bring. Belmont Street already experiences congestion during peak hours, and this development could exacerbate that issue, potentially affecting safety, noise levels, and parking availability for local residents.

Given these impacts, I respectfully request that the City of Sydney Council give due consideration to the concerns of directly affected residents such as myself. I urge Council to assess whether appropriate modifications can be made to the scale, placement, and traffic mitigation strategies for this development to ensure that it does not significantly and detrimentally alter the livability of neighbouring homes.

Thank you for taking the time to consider my submission. I would appreciate being kept informed of any updates regarding this application and would welcome the opportunity to speak further at any public meetings or hearings.

Thank you

James

From: Casey M
Sent on: Saturday, June 14, 2025 5:16:22 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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,

11 Storeys for a tower on Mitchell Rd is much higher than anything else on the street and in the area and is not in keeping with the community feel of the area. Also - Mitchell Road is at Gridlock every morning and evening - this is simply too many people for one road.

Please reconsider something more sustainable.

From: Jamie Quinn
Sent on: Monday, June 16, 2025 10:20:45 AM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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 City of Sydney

I have concerns with the height of the proposed building as well as concerns of adding additional BTR and public housing to the area.

Being a property owner for the past 12 months in Erskineville on MacDonald street we have experienced much unrest with current public housing located on George street, the community is not structured for additional public housing and the local law enforcement does not have the capacity to patrol the area now and keep the community safe and the consideration of expanding on this puts the community at further risk of anti social behaviour

I strongly disagree with this application.

Thank you

Jamie Quinn
Bloom & Grow Australia & New Zealand

From: Angelica Celima
Sent on: Monday, June 16, 2025 2:15:45 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Mr. Stephens,

I am writing as a concerned local resident who lives directly across the road from the proposed development at **155 Mitchell Road, Erskineville**, to formally **object** to Development Application **D/2025/448**, submitted by **Coronation Property Co Pty Ltd**.

Visual Impact and Inappropriate Scale

The proposed development, with buildings ranging from **7 to 11 storeys**, is **grossly out of character with the existing streetscape of Mitchell Road**, which is predominantly low- to mid-rise. This excessive height will dominate the surrounding area and significantly contribute to the visual degradation of the neighbourhood. Allowing such a scale of construction risks turning a vibrant and community-oriented street into **a concrete jungle**, irreversibly altering the identity of Erskineville.

Overshadowing and Loss of Natural Light

As a resident **living directly opposite the site**, I am particularly affected by the **overshadowing** that would result from this development. The height and bulk of the proposed buildings will **block natural sunlight into my home**, especially during the morning and early afternoon hours. This will not only affect my **quality of life**, but also the **livability and value** of the property.

Community Character and Precedent

Approval of this application sets a **dangerous precedent** for future developments in this historically low-rise and community-based neighbourhood. Erskineville has long maintained a balance between sustainable development and heritage character — this proposal threatens to disrupt that balance in favour of high-density, high-rise housing.

Request for Review

I strongly urge the City of Sydney to:

- Reject the current proposal in its **present scale and form**;
- Require a **substantial reduction in building height** and bulk to align more closely with the existing streetscape and zoning expectations;

This objection is submitted in good faith with the aim of preserving the unique character, amenity, and livability of Erskineville.

Thanks

Angelica

From: Kirill Kuznetsov

Sent on: Monday, June 16, 2025 2:57:50 PM

To: dasubmissions

Subject: Objection to Development Application D/2025/405: 155 Mitchell Road, Erskineville (Blocks G, H, F & I)

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 the Consent Authority, City of Sydney Council,

This document constitutes a formal objection to the Development Application concerning the urban renewal project at 155 Mitchell Road, Erskineville, with specific reference to the proposed Blocks F, G, H, and I within the Ashmore Precinct.

As a resident of this community, I am deeply concerned by the scale, nature, and foreseeable negative impacts of this proposal. While I acknowledge the need for housing, this development represents a significant and damaging overreach—one that prioritizes excessive density and developer profit at the direct expense of the established character, liveability, and strained infrastructure of Erskineville.

This proposal is not a sensitive integration into our neighbourhood; it is an overwhelming and inappropriate escalation of scale that threatens to permanently degrade the unique atmosphere we value. I urge the Council to reject this application in its current form on the following grounds.

1. Excessive Height and Gross Overdevelopment Incompatible with Local Character

The proposal seeks to erect buildings of up to 11 storeys, a height that is fundamentally at odds with the established character of Erskineville. The developer's own documentation concedes that the adjacent Sydney Park Village development has a **seven-storey** street wall height, and other neighbouring developments are even lower. The Sydney Development Control Plan (DCP) for the Ashmore Precinct itself specifies a character of buildings "up to 8 storeys."

The developer's application for a Clause 4.6 variation to exceed these height controls by a staggering 30% cannot be justified. The claim that this is necessary for the provision of "affordable housing" is a thin veil for a development that maximizes floorspace at any cost. This excessive height will create a domineering and oppressive "canyon effect" along our streets, block sunlight to neighbouring homes and public spaces, and irrevocably damage the human scale of our community. It is a textbook example of overdevelopment that disregards the very context it claims to respect.

2. The Detrimental Impact of a Dominant Build-to-Rent Model

The proposal is proudly positioned as what "will be the largest build-to-rent investment in Australia to date." This model, particularly at this unprecedented scale, is a significant threat to the social fabric of Erskineville. Our suburb is defined by a strong sense of community, fostered by residents who have a long-term stake in the area.

A massive, transient rental population managed by a single corporate entity does not foster this same level of community investment. It risks creating a detached, temporary enclave rather than an integrated part of the neighbourhood. This model prioritizes rental yield for a corporate landlord over the stability and social cohesion that defines a thriving community. It actively undermines the "close-knit local community" the developer purports to value.

3. Failure to Provide Essential Community Infrastructure

The addition of over 1,000 new apartments—translating to several thousand new residents across the Ashmore precinct—imposes an immense strain on our already stretched local services. Yet, this proposal fails to deliver any meaningful social infrastructure to support this influx.

The developer highlights amenities such as private cinemas, music rooms, and rooftop pools. These are not public benefits; they are exclusive facilities for residents. The proposal does not include provisions for critically needed services such as:

- **Medical Facilities:** No new GP clinics or pharmacies are proposed.
- **Childcare Centres:** Essential for the hundreds of new families the development will attract.
- **Community Spaces:** True public spaces, not just private resident lounges.

To approve a development of this magnitude without a concurrent, legally binding plan for essential service delivery is irresponsible. It mortgages the future liveability of our suburb for the sake of development expediency.

4. Exacerbation of Traffic Congestion and Parking Scarcity

The Traffic and Parking Assessment reveals a plan that will inevitably lead to traffic chaos. The proposal includes just **262 parking spaces for 505 apartments** in Blocks G & H. This ratio of approximately 0.5 spaces per dwelling guarantees that hundreds of new vehicles will be forced to compete for the extremely limited on-street parking in the area.

This will not only frustrate existing residents but will also lead to increased traffic congestion on already busy roads like Mitchell Road, Coulson Street, and Hadfields Street as drivers circle the area searching for parking. Furthermore, the claim that proximity to public transport justifies this shortfall is flawed. Existing train and bus services are already operating at or near capacity during peak hours. Adding thousands of new commuters without a significant upgrade to these services will lead to overcrowding and a decline in service quality for everyone.

5. Unacceptable Noise and Amenity Impacts

The sheer density of this proposal, combined with its design, will create an unacceptable level of noise and disruption for neighbouring properties.

- **Operational Noise:** The inclusion of extensive rooftop communal areas, complete with swimming pools, BBQ facilities, and lounges, will generate significant noise from late-night social gatherings, directly overlooking adjacent homes.
- **Traffic and Servicing Noise:** The increase in residential traffic, along with frequent waste collection vehicles and delivery trucks servicing over 1,000 apartments and a supermarket, will create a constant source of noise pollution and disturbance. The submitted documents lack a comprehensive acoustic assessment that adequately addresses the long-term impact on the amenity of the surrounding residential area.

Conclusion: A Proposal that Takes from the Community, and Gives Little Back

This development application is not a balanced or reasonable proposal. It is an attempt to exploit planning loopholes for affordable housing to justify a development of a scale and density that is completely inappropriate for Erskineville.

The excessive height, the lack of critical infrastructure, the flawed build-to-rent model, and the inevitable traffic and noise issues will collectively degrade the quality of life for the existing community. The public "benefits" offered are trivial when weighed against the permanent negative impacts of such a monolithic and out-of-character development.

I strongly urge the Council to reject this application. It is imperative that any development on this site is scaled back to respect the established character of Erskineville and is required to contribute meaningfully to the infrastructure our growing community desperately needs.

From: Stacey T
Sent on: Monday, June 16, 2025 3:57:57 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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 currently live at 74 MacDonald St, Erskineville NSW 2043, my apartment is south facing onto MacDonald Street. When buying here I was excited for buildings to go up in the area, for more people to have access to an amazing area and for shops to go in. What is unique about this place is how the apartments are no more than 8 stories, with Hadfield Place being the highest, which would be across the road from where you are building. It would be a shame to turn into Waterloo or worse still Zetland.

So wondering how do we not destroy the sky line of this beautiful area for everyone who has lived here before these buildings are going up and for everyone who will live in the new buildings too.

Thank you

Stacey

From: naomi halligan

Sent on: Monday, June 16, 2025 3:14:10 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Good afternoon,

Please may I register my concern regarding proposals D/2025/408 and 448

I object to these proposals because I do not believe that high rise residential buildings are in character with the area, and the area does not have the infrastructure to respond to such increase in population (e.g road congestion, schools and primary health care).

Please could you acknowledge receipt of this email.

Regards

Naomi Halligan (resident of Erskineville)

Sent from my iPhone

From: James Mann

Sent on: Tuesday, June 17, 2025 7:39:32 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Mitchell road traffic is already at a standstill especially on weekends and the additional traffic will destroy the liveable surrounds

Sent from my iPhone

From: Matt Smaller
Sent on: Wednesday, June 18, 2025 3:38:27 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Submission Regarding Proposed 11-Story Development at [155 Mitchell Road ERSKINEVILLE NSW 2043](#)

To Whom It May Concern,

I am writing to vehemently object to the proposed 11-story development at [155 Mitchell Road ERSKINEVILLE NSW 2043](#). While I acknowledge the need for housing development within our community, this proposal drastically departs from the established 7-story height limit and presents grave concerns regarding its impact on the existing character and amenity of Erskineville

The proposed 11-story behemoth will dominate the skyline, setting a dangerous precedent for future developments and irrevocably altering the feel and look of our vibrant community suburb. This dramatic increase in height is excessive and out of scale with surrounding buildings, negatively impacting:

Visual amenity and streetscape: This imposing structure will overshadow existing buildings, disrupting the established streetscape character and creating vast shadowed areas. It will also ruin the currently unimpeded views from Sydney Park, a popular spot to enjoy the night sky and fireworks displays such as New Year's Eve.

Traffic congestion and parking Traffic flows are already cripplingly bad with exploding population growth from the increase in residential developments. This development will only exacerbate the existing congestion and strain already limited parking infrastructure, further impacting residents and local businesses.

Community infrastructure Our current community infrastructure is already stretched thin. There are no new plans for schools, and daycare availability is comically challenging – my family was recently number 134 on a waiting list for our daughter! The increased population density will only worsen these issues and place further strain on essential services like waste collection, water, and gas supply.

Precedent: Approving this development sets a dangerous precedent, inviting a cascade of similarly oversized buildings that will forever change the character of our community, catering directly to the profits of greedy developers who lobby against community interests.

The existing 7-story height limit is entirely appropriate and reflects a carefully considered balance between the need for increased dwellings and the preservation of our neighbourhood's liveability. Approving an 11-story structure will cause irreparable damage, as others of the same size will inevitably follow, resulting in the irreversible loss of our community to developer profits.

This proposal is a completely irresponsible move. We all appreciate the need for increased housing, but this development prioritises profit over community well-being. I urge the Relevant Authority to reject this application and uphold the existing 7-story height limit. Any future development proposals for this site must be sensitive to the existing character and amenity of our community.

I request the opportunity to discuss my concerns further at your convenience.

Sincerely,

Matt Smaller

From: [REDACTED]

Sent on: Wednesday, June 18, 2025 3:15:18 PM

To: council

Subject: Feedback on development proposals D/2025/405 and D/2025/448 at 155 Mitchell Road, 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.

Thank you for the opportunity to provide feedback on the development proposals as listed above in the 'subject' field. The proposed modified concept changes for the Erskineville Ashmore precinct blocks F, G, H and I are of considerable concern to me.

- The proposed increased height is out of scale and character for the neighbourhood and far above what was originally planned.
- The height will obstruct existing city skyline and tree canopy views which currently provide environmental balance in an already high density precinct on the city edge.
- The look of the combined large blocks is unattractive and out of character with the neighbourhood.
- The dramatic increase in building height will overshadow existing homes and public spaces.
- The increase in population (including the 'build to rent' proposal) will put further strain on: street parking; vehicular congestion; local infrastructure such as schools, child care, GP services, services for the aging population; and, pedestrian safety.
- The amenity and liveability of Erskineville will be greatly diminished. Erskineville has already taken its fair share of high density. Additionally, the adjoining precincts of Green Square/Zetland/Redfern have all provided high density accommodation on the edge of an ever expanding city.

I request that my following identifying details not be published:

- name
- email address

Kind regards

[REDACTED]

From: Christopher Medlicott

Sent on: Friday, June 20, 2025 1:56:52 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Michael,

I refer to the submission D/2025/405 for 155 Mitchel Road, Erskineville.


I note the height of the buildings has increased to 11 at certain parts of the site.

I am writing to submit my objection / concerns in relation to these increased heights. I note the original Ashmore Precinct had very clear height specifications per site. Many owners in the immediate area have purchased properties with the specific master plan in place. The increased heights are likely to have an impact on local amenity, including impacts from shadowing of nearby streets and buildings.

Further to this, the increased vehicular traffic in and around the precinct, including nearby roads (particularly Mitchell Road) will have a negative impact on local amenity.

On this basis, I am submitting this objection for council's consideration; as these changes represent a material moving of the goalpost at the final stages of the Ashmore Precinct redevelopment.

Regards,
Christopher Medlicott


Sent from my iPad

From: Lorraine Chung
Sent on: Tuesday, June 24, 2025 5:05:20 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Hello to whom this might concern,

I would like to provide feedback on the development application related to Amending Concept Application (D/2025/448) for buildings F&I.

I am fundamentally against the proposal, especially the application to change the original designs to increase height in order to accommodate Built to Rent apartments.

First of all, currently the roads in surrounding area is not equip to service the volume of people that would flood the area if the apartments are built according to the new plan.

Mitchell road is already an extremely busy road for this size, it is constantly congested, it is not design to be a main road but is forced to be the main through way for the area.

Secondly, built to rent scheme is fundamentally flawed and will not help solve our current housing crisis, it will increase rent prices in the area, and take away potential homes for buyers who want to have their family in the area. Studies show that built to rent accommodation rises rent in surrounding areas, and corporate landlords are less empathetic, less flexible, less accommodating to their tenants. They also pay less tax, receives more government subsidies than private landlords.

Developers landlords might sound like a good idea, but they might are even more unhinged and less regulated. They can also evict renters on short notice, raise rent as they please, or simply not renew the lease because the market is in high demand. (This has been happening at other built to rent apartments) They can also convert these rentals into short term rentals if it fits their business model.

Developers are even more profit driven than all individual homeowners/investors combined. Build to rent (including student accommodations such as igloo) are generally more expensive than individual landlord rented properties.

Built to rent also means less housing stock for home buyers, for families who want to establish their homes, people who have the means and would like to own their own home, no matter if they are first time second time third homeowners.

Changing approved plans to allow for bigger taller built to rent housing complex are just a way for the government to subsidies and profit developers with the limited land available in inner Sydney for families, cutting out normal people, reducing housing stock, in effect giving profit to developers with no benefit to the community, the government, nor the people of Sydney.

Please reconsider the application from Coronation properties (which is also a known developer with deep political ties with the NSW government), I implore you to do the right thing.

Best,
Lorraine

From: Ignazio Castrogiovanni

Sent on: Sunday, June 29, 2025 9:03:18 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Mr Stephens,

I am an Erskineville resident and I am firmly opposed to the proposed build-to-rent complex at the Ashmore Precinct, 155 Mitchell Road Erskineville NSW 2024.

The **11-storey height limit being proposed is completely at odds with the character of our low-rise suburb**. These buildings would:

- Dominate the skyline
- Cast long shadows across parks and neighbouring streets
- Reduce the livability and charm that Erskineville is known for

On top of that, the **influx of thousands of new residents** will place intense pressure on:

- Public transport, already overcrowded during peak hours
- Local schools and childcare facilities
- Parking and traffic flow in surrounding streets

This is an overreach. Growth is needed, but it must be **appropriate, considered, and backed by infrastructure**. This proposal fails on all three counts.

Sincerely,

Ignazio Castrogiovanni

Resident of Erskineville

3903/177-219 Mitchell Road, Erskineville NSW 2043

From: Sarah Kennedy
Sent on: Sunday, June 29, 2025 8:53:05 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Mr Stephens,

As a local resident who walks these streets daily, shops locally, and uses nearby parks with my family, I strongly oppose the proposed high-rise (11-storey) buildings in the Ashmore Precinct 155 Mitchell Road Erskineville NSW 2043.

The scale of this development is **entirely out of proportion** for Erskineville and would:

- Overwhelm the neighborhood with bulk and shadow
- Bring a **huge increase in residents** with no supporting infrastructure
- Strain public facilities we all rely on — especially transport, green space, and street parking

We're not against development — we're asking for **development that fits**. That means scaling back the height and ensuring infrastructure is upgraded in parallel. Otherwise, the unique fabric of this community will be lost.

Sincerely,

Sarah Kennedy

Resident of Erskineville

3903/177-219 Mitchell Road Erskineville NSW 2043

From: Kirill Kuznetsov
Sent on: Monday, June 30, 2025 8:52:21 AM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

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To the Consent Authority, City of Sydney Council,

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This proposal is not a sensitive integration into our neighbourhood; it is an overwhelming and inappropriate escalation of scale that threatens to permanently degrade the unique atmosphere we value. I urge the Council to reject this application in its current form on the following grounds.

1. Excessive Height and Gross Overdevelopment Incompatible with Local Character

The proposal seeks to erect buildings of up to 11 storeys, a height that is fundamentally at odds with the established character of Erskineville. The developer's own documentation concedes that the adjacent Sydney Park Village development has a **seven-storey** street wall height, and other neighbouring developments are even lower. The Sydney Development Control Plan (DCP) for the Ashmore Precinct itself specifies a character of buildings "up to 8 storeys."

The developer's application for a Clause 4.6 variation to exceed these height controls by a staggering 30% cannot be justified. The claim that this is necessary for the provision of "affordable housing" is a thin veil for a development that maximizes floorspace at any cost. This excessive height will create a domineering and oppressive "canyon effect" along our streets, block sunlight to neighbouring homes and public spaces, and irrevocably damage the human scale of our community. It is a textbook example of overdevelopment that disregards the very context it claims to respect.

2. The Detrimental Impact of a Dominant Build-to-Rent Model

The proposal is proudly positioned as what "will be the largest build-to-rent investment in Australia to date." This model, particularly at this unprecedented scale, is a significant threat to the social fabric of Erskineville. Our suburb is defined by a strong sense of community, fostered by residents who have a long-term stake in the area.

A massive, transient rental population managed by a single corporate entity does not foster this same level of community investment. It risks creating a detached, temporary enclave rather than an integrated part of the neighbourhood. This model prioritizes rental yield for a corporate landlord over the stability and social cohesion that defines a thriving community. It actively undermines the "close-knit local community" the developer purports to value.

3. Failure to Provide Essential Community Infrastructure

The addition of over 1,000 new apartments—translating to several thousand new residents across the Ashmore precinct—imposes an immense strain on our already stretched local services. Yet, this proposal fails to deliver any meaningful social infrastructure to support this influx.

The developer highlights amenities such as private cinemas, music rooms, and rooftop pools. These are not public benefits; they are exclusive facilities for residents. The proposal does not include provisions for critically needed services such as:

- **Medical Facilities:** No new GP clinics or pharmacies are proposed.
- **Childcare Centres:** Essential for the hundreds of new families the development will attract.
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4. Exacerbation of Traffic Congestion and Parking Scarcity

The Traffic and Parking Assessment reveals a plan that will inevitably lead to traffic chaos. The proposal includes just **262 parking spaces for 505 apartments** in Blocks G & H. This ratio of approximately 0.5 spaces per dwelling guarantees that hundreds of new vehicles will be forced to compete for the extremely limited on-street parking in the area.

This will not only frustrate existing residents but will also lead to increased traffic congestion on already busy roads like Mitchell Road, Coulson Street, and Hadfields Street as drivers circle the area searching for parking. Furthermore, the claim that proximity to public transport justifies this shortfall is flawed. Existing train and bus services are already operating at or near capacity during peak hours. Adding thousands of new commuters without a significant upgrade to these services will lead to overcrowding and a decline in service quality for everyone.

5. Unacceptable Noise and Amenity Impacts

The sheer density of this proposal, combined with its design, will create an unacceptable level of noise and disruption for neighbouring properties.

- **Operational Noise:** The inclusion of extensive rooftop communal areas, complete with swimming pools, BBQ facilities, and lounges, will generate significant noise from late-night social gatherings, directly overlooking adjacent homes.
- **Traffic and Servicing Noise:** The increase in residential traffic, along with frequent waste collection vehicles and delivery trucks servicing over 1,000 apartments and a supermarket, will create a constant source of noise pollution and disturbance. The submitted documents lack a comprehensive acoustic assessment that adequately addresses the long-term impact on the amenity of the surrounding residential area.

Conclusion: A Proposal that Takes from the Community, and Gives Little Back

This development application is not a balanced or reasonable proposal. It is an attempt to exploit planning loopholes for affordable housing to justify a development of a scale and density that is completely inappropriate for Erskineville.

The excessive height, the lack of critical infrastructure, the flawed build-to-rent model, and the inevitable traffic and noise issues will collectively degrade the quality of life for the existing community. The public "benefits" offered are trivial when weighed against the permanent negative impacts of such a monolithic and out-of-character development.

I strongly urge the Council to reject this application. It is imperative that any development on this site is

scaled back to respect the established character of Erskineville and is required to contribute meaningfully to the infrastructure our growing community desperately needs.

Best regards,

Kirill Kuznetsov

From: Stacey Trinh
Sent on: Monday, June 30, 2025 10:26:45 AM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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 City of Sydney Assessment Team,

I am writing to formally object to the proposed development application D/2025/405, which seeks approval to construct an 11-storey building in Erskineville. This proposal is significantly out of character with the established built form of the surrounding area, where the majority of buildings do not exceed 6 to 8 storeys.

For example:

- **The Erko Apartments** on Ashmore Street are capped at **6 storeys** and are already considered among the higher-density developments in the area.
- **The Eve Apartments** near Macdonald Street are limited to **8 storeys**, designed to harmonise with the surrounding residential and heritage fabric.
- **One Sydney Park**, a major nearby development along Euston Road, is also limited to **approximately 8 storeys** in most of its structures.

Approving an 11-storey structure in this precinct would set a disruptive precedent, eroding the mid-rise character that defines Erskineville's evolving but still sensitive urban landscape. This scale would not only overshadow neighbouring residences, but it would also strain local infrastructure, increase traffic congestion, and reduce amenity for existing residents due to potential loss of privacy and sunlight.

The Erskineville community has actively supported moderate development that aligns with Council's own planning principles for human-scale, livable urban density. A height cap of **8 storeys** is more than sufficient to allow growth while ensuring that new development integrates respectfully into the existing streetscape.

I strongly urge Council to reject the current height proposal and work with the applicant to revise the design to a maximum of 8 storeys, which would better reflect the surrounding context and community expectations.

Thank you for considering this submission.

Yours sincerely,

Stacey Trinh

74 MacDonald Street, Erskineville 2043

STACEY TRINH | COUNTRY MANAGER, AUSTRALIA AND NEW ZEALAND

605 5TH AVE S, SUITE 800, SEATTLE, WA 98104
PAULASCHOICE.COM



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From: Planning Systems Admin

Sent on: Monday, June 30, 2025 12:43:15 PM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Frank Debusmann

Sent: Monday, 30 June 2025 12:07 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Mr Stephens,

I am writing as a long-term resident of Erskineville to formally object to the proposed height of the new development, particularly the inclusion of levels 8 through 11.

Erskineville has long maintained a distinct character – a village-like charm with heritage, community, and livability at its core. The proposed height is inconsistent with the existing scale and feel of the area, and risks turning Erskineville into another high-rise corridor like Mascot – a space dominated by towering buildings and lacking the cultural fabric that makes this suburb unique.

Beyond aesthetics, this development would place further pressure on already stretched local infrastructure. Schools in the area are at full capacity, and additional high-density housing would exacerbate the strain on local teachers, classrooms, and community services.

I urge you to reconsider the building height and preserve what makes Erskineville a vibrant, livable, and distinct part of Sydney.

Kind regards,

Frank Debusmann

From: Planning Systems Admin

Sent on: Monday, June 30, 2025 12:44:33 PM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Anne Debusmann

Sent: Monday, 30 June 2025 12:12 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Mr Stephens,

I am writing as a long-term resident of Erskineville, and me and my kids who always lived here call it our home, to formally object to the proposed height of the new development, particularly the inclusion of levels 8 through 11.

Erskineville has long maintained a distinct character – a village-like charm with heritage, community, and livability at its core. The proposed height is inconsistent with the existing scale and feel of the area, and risks turning Erskineville into another high-rise corridor like Mascot – a space dominated by towering buildings and lacking the cultural fabric that makes this suburb unique.

Beyond aesthetics, this development would place further pressure on already stretched local infrastructure. Schools in the area are at full capacity, and additional high-density housing would exacerbate the strain on local teachers, classrooms, and community services.

I urge you to reconsider the building height and preserve what makes Erskineville a vibrant, livable, and distinct part of Sydney.

Kind regards,

Anne Debusmann

From: John Kennedy
Sent on: Monday, June 30, 2025 1:32:23 PM
To: DASubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To Whom it May Concern,

As the owner of an investment property in Erskineville, I am writing to object to the proposed development at the Ashmore Precinct (Blocks F–I).

While I support thoughtful residential growth, the proposed 11-storey buildings are vastly disproportionate to the area's established character and could significantly undermine the long-term value and livability of the precinct.

My concerns include:

- Overshadowing and bulk that will degrade the visual and environmental quality of the neighbourhood
- A dramatic increase in population density without matching infrastructure improvements
- Potential negative impact on amenity, parking, and transport, all of which matter to renters and owners alike

As someone who has invested in Erskineville for its balance between urban convenience and community charm, I believe this project threatens that equilibrium. I urge the planning authority to revisit the scale and infrastructure alignment of this proposal.

Yours Sincerely,

John Kennedy

Property Owner

Unit 3903/177-219 Mitchell Road

Erskineville NSW

From: [REDACTED]

Sent on: Sunday, June 29, 2025 4:09:15 PM

To: City of Sydney

Subject: Development applications D/2025/405 & D/2025/448 situated 155 Mitchell Road, Erskineville. 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.

Dear Sir/Madam,

I wish to make the following comments in opposition to the above applications:

1. The proposed heights of the buildings are out of character with the historical nature of the area;
2. The increase in population will cause undue strain on local infrastructure and amenities;
3. The increase in the number of cars will exacerbate congestion on Mitchell Road;
4. the increase in population with less carparks provided in the development will create chaos for on street parking and this will adversely affect businesses on Mitchell Road. In any case residents in this development should not be issued any on street parking permits if the development itself is not providing adequate on site parking.

Yours faithfully,

[REDACTED]

From: Joanna Dempsey

Sent on: Monday, June 30, 2025 8:08:55 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

I think this will be a disaster to the area..the roads are already grid locked,no parking anywhere and destroys the village feel to this area...historic character in the area is destroyed with such a ugly building design.

I HOPE THIS IS NEVER APPROVED..WHAT A DISASTER!!!

Get [Outlook for Android](#)

From: Jeremy Austen
Sent on: Tuesday, July 1, 2025 10:36:25 AM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Attachments: D2025405_CoS_Ashmore_JAusten_250107.pdf (606.12 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.

Hi Michael

Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043

Please find attached a response to the above submission.

Regards,

Jeremy

Jeremy Austen
361 Belmont Street
Alexandria NSW 2015

1 July 2025

City of Sydney
Town Hall House
456 Kent Street
Sydney
NSW 2000

Jeremy Austen

a 361 Belmont Street Alexandria NSW 2015

e [REDACTED]

t [REDACTED]

Coronation Property
Response to Detailed Development Application
related to Amending Concept Application (D/2025/448)
Ref no: D/2025/405
Site: 155 Mitchell Road, Erskineville NSW 2043

Buildings F and I, and Buildings G and H

I am writing in opposition to the proposed changes by Coronation Property to the previous Concept Consent (D/2015/966).

My reasons are as follows:

1 They contradict previous proposals for the precinct

The proposed increases in envelope compared to original plans in the *Sydney Development Control Plan* (DCP) 2012 (see Figure 1), are as follows:

Building F – from a four/six-storey to an eleven-storey building

Building I – from a five/six-storey to a nine-storey building

Building G – from a five/eight-storey to a seven/eleven-storey building

Building H – from a six/seven-storey to a six/ten-storey building

In some instances, that's double the size, which is unacceptable.

2 There is no justification offered for the increased sizes

These increases are unexplained. Previously, GH Properties had varied their proposal for buildings B and C to include one extra storey, based on the questionable justification that they had been blocked from removing the trees on the corner Mitchell Road and Ashmore Street as justification for this (note: the land these trees are on is public space and includes a heritage listed electrical substation, so should never have been included in the development in the first place, especially given the age and the beauty of the trees, the relevance of the substation and the City of Sydney's policies regarding tree removal and heritage).



Figure 1
Source: Urbis, *Statement of Modification v2*,
57 Ashmore Street, Erskineville

But there seems to be no explanation or justification for the more extreme increase in scale of this new proposal for Buildings F and I and Buildings G and H. One can only assume that it must be developer profits driving this.

3 They are incompatible with The Cooper Estate Conservation Area

Buildings F and I are directly adjacent to this heritage area which starts on Mitchell Road (including the road itself) and includes Belmont Street, of which I am a resident, and Lawrence Street to the south east of this. Buildings in this area are predominantly one and two storeys high, with a few of three or four storeys, as identified in your Statement of Heritage Impact for the precinct. According to your *Sydney Local Environmental Plan (LEP) 2012* and the *Sydney Development Control Plan (DCP) 2012*, these streets have an FSR of 2:1 and 1.25:1.

A nine storey and an eleven storey building directly opposite here would be a degradation of the quality of the area and not in the public interest. It would be visually incompatible, have too much height and bulk and would cast shadows onto buildings on the south east side of Mitchell Road and beyond, issues that were noted as community concerns in City of Sydney's *Ashmore Update: Urban Design*.

The close proximity of buildings F and I would be detrimental to the Conservation area as it visually encroaches on it to an unacceptable level (see Figure 2).

4 They are detrimental to neighbouring properties

The shadow diagrams show that, even though our house is half a block away from Buildings F and I, they will still cast a shadow over our houses and rear gardens in Belmont Street to an unacceptable degree (see Figure 3). There will also be an unprecedented loss of privacy due to these buildings overlooking our houses.

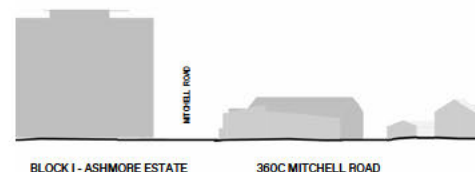


Figure 2
Source: BVN Development Application Site Elevations, AR-00-10A-XX-03, 02/05/20225



Figure 3
Source: Bates Smart, S12794 Ashmore Estate Buildings F&I, Architectural Drawings, 155 Mitchell Road, Erskineville 2043

5 They contradict City of Sydney's vision for the precinct

Erskineville and north Alexandria are areas of small terraced houses and it has been recognised by City of Sydney that there should be a transition between these heritage areas and the new higher buildings in the Ashmore precinct, as stated in your original *Planning for the Ashmore precinct* web page:

'The Sydney DCP outlines the vision for Ashmore. It will be a mainly residential area within the suburb of Erskineville. Terraces, townhouses and apartments will be fronted by tree-lined streets ...'

'We want sustainable and responsible development that meets the needs of a growing population but respects and protects the character of surrounding suburbs.'

'The review recommended Ashmore precinct should incorporate a variety of building types and heights, reduce the impact of building at street level and provide designated open space. As a result, the planning controls have a predominant building height of five and six storeys, lower building heights near conservation areas...'

This ethos is reflected in the Ashmore precinct in the new row of terraced houses in Metters Street, built adjacent to the back of terraced cottages and houses in Ashmore Street. Given the similar proximity to terraced houses, why hasn't this ethos been applied to buildings F and I.

The other buildings in the Ashmore precinct on Mitchell Road (buildings A and B) are only three to four storeys high, suggesting there has been a consideration for adjacent building heights there. Therefore, what is the justification for a proposal for nine storeys for building I and eleven storeys for Building F which is opposite the same kind of low level buildings?

The only higher buildings on Mitchell Road are six to ten storeys in Sydney Park Village, but these are not directly opposite the conservation area and shouldn't be used as a precedent. Indeed, the Sydney Park Village buildings that are adjacent to the conservation area, at the end of Belmont Street, are respectfully only two storeys in height. The more recently built Arkadia building is only six storeys high and, being at the end of the road, has less visual impact on neighbouring properties. These should be considered as being appropriate precedents to base the proposal for buildings F and I on.

From: Matthew Perkins

Sent on: Tuesday, July 1, 2025 11:28:06 AM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To whom it may concern,

I have lived in Erskineville for nearly 15 years and have raised my family here.

Despite all the changes and development in the area, the persistence of a village feel is key to the atmosphere and to the sense of community made possible.

I have strong concerns that allowing 7-11 storey developments as proposed in this submission would fundamentally change the feel, atmosphere and spirit of the area.

This sized building would be way out of step with existing buildings, would fundamentally change the look of the area, would look out of place, and would set a dangerous precedent for more and more such buildings.

The current cap on buildings around 6 storeys seems to offer a decent balance between population density and community feel.

Because of all these points, I ask you to turn down this development application and help preserve some of this area's traditional atmosphere.

Thank you,

Matthew
56/20 Eve St
Erskineville

From: sonya matthew

Sent on: Tuesday, July 1, 2025 10:00:04 AM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Hello City of Sydney

I want to comment on my concern with this large development proposed for Mitchell Road, Erskineville.

I am currently a resident of Erskineville (have been since 2014) and feel this large development is going to cause harm to Erskineville's community environment.

In particular, the proposed 7 - 11 storey height of the development will reduce the sunshine on our streets and in our local homes. Furthermore, the additional stories will increase the population, which will have a concerning impact on the overall congestion of our roads in Erskineville.

Additionally, with more residents, this will create an issue with available car spaces on our local streets.

Please reconsider the proposed storeys to limit it to below 6-7 storeys as originally proposed for this development to ensure less shadowing of local housing and overpopulated areas and congestion.

Please don't allow this to dictate how Erskineville will be changed and cause damage to our community.

Thank you

Sonya

From: Nick Summers
Tuesday, July 1, 2025 12:49:20 PM
Sent on: dasubmissions
To: cmoore; heffron
CC: DA Submission: Objections to D/2025/448 and D/2025/405
Subject:
Attachments: Mitchell Rd DA submissioon.pdf (39.87 KB)

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Attention

Development Approvals
City of Sydney Council
dasubmissions@cityofsydney.nsw.gov.au

From
Nicholas Summers
330 Mitchell Road
Alexandria NSW 2015
[REDACTED]

RE: Objections to D/2025/405 and D/2025/448

I am writing in relation to Development Applications D/2025/405 and D/2025/448, both of which concern the developments at 155 Mitchell Road, Alexandria NSW 2015. My property is at 330 Mitchell Road, directly opposite Building I.

I am not, in general, opposed to the development of the site. I am not fundamentally opposed to change, and I believe in and am supportive of the principles of affordable housing and build-to-rent.

However, I am very strongly opposed to the proposed amendments to the already-approved plans, which will add additional stories to Buildings I and F, and which will result in an irrevocable loss of comfort and conviviality for existing residents of the southern end of Mitchell Road.

Alexandria and Erskineville are renowned for being 'village communities'. This fact is celebrated by the bright and cheerful hoardings currently surrounding the excavation taking place at the site. While 'community' might be a guiding principle for the space within the development envelope — and this is to be applauded — the monolithic structures under consideration do little to maintain a feeling of intimacy or congeniality outside that envelope.

I understand the need for affordable housing — but I also value balance, and these amendments clearly prioritise development over the needs and comfort of existing residents.

The enormous size and bulk of the new buildings is visually and psychologically oppressive, and I think that only someone who does not have to live across the road from them in the future would choose not to see that. This is of course subjective, but 'architectural delight' — which is very clearly a focus of the optimistically-worded descriptions contained within the DAs — is as subjective a concept as the comfort of the people most intimately affected by these amendments is an objective reality.

The perspective drawings and elevations reveal how massive these amended building heights will be in relation to the existing structures on Mitchell Road, which are all low- to medium-rise and which are, with only a couple of

exceptions, all residential. The sense of overshadowing will be immense and the loss of privacy inescapable.

The DA documents provide detailed reporting on the requirements for solar access for the new structures but do not account for their impact on existing buildings. The solar diagrams show definitively that the buildings along the southern end of Mitchell Road will lose their sunlight from about midday during the coldest months of the year. Not only will this overshadowing be oppressive, it is also likely to lead to increased heating costs for affected buildings.

I also have serious concerns about increased traffic flow and safety — for instance, the corner of Maddox Street and Mitchell Road desperately needs a set of pedestrian crossing lights — but trust that Council will attend to that.

I urge Council to reject the proposed changes on the grounds that they do not adequately address the needs of existing residents on the southern end of Mitchell Road and for the reasons given above.

At the very least, I believe any additional stories that are approved should be set back significantly from the leading edge of the envelope along a gradient that minimises both the visual impact compared to the surrounding environment and the severe impact of the loss of sunlight.

Sincerely,

Nicholas Summers
330 Mitchell Road, Alexandria, NSW 2015
[REDACTED]


Nick Summers
(ABN 453 437 157 29)
[REDACTED]
P.O. Box 901
Newtown NSW 2042
Australia

1 July 2025

Attention

Development Approvals
City of Sydney Council
dasubmissions@cityofsydney.nsw.gov.au

From

Nicholas Summers
330 Mitchell Road
Alexandria NSW 2015


RE: Objections to D/2025/405 and D/2025/448

I am writing in relation to Development Applications D/2025/405 and D/2025/448, both of which concern the developments at 155 Mitchell Road, Alexandria NSW 2015. My property is at 330 Mitchell Road, directly opposite Building I.

I am not, in general, opposed to the development of the site. I am not fundamentally opposed to change, and I believe in and am supportive of the principles of affordable housing and build-to-rent.

However, I am very strongly opposed to the proposed amendments to the already-approved plans, which will add additional stories to Buildings I and F, and which will result in an irrevocable loss of comfort and conviviality for existing residents of the southern end of Mitchell Road.

Alexandria and Erskineville are renowned for being ‘village communities’. This fact is celebrated by the bright and cheerful hoardings currently surrounding the excavation taking place at the site. While ‘community’ might be a guiding principle for the space within the development envelope — and this is to be applauded — the monolithic structures under consideration do little to maintain a feeling of intimacy or congeniality outside that envelope.

I understand the need for affordable housing - but I also value balance, and these amendments clearly prioritise development over the needs and comfort of existing residents.

The enormous size and bulk of the new buildings is visually and psychologically oppressive, and I think that only someone who does not have to live across the road from them in the future would choose not to see that. This is of course subjective, but 'architectural delight' — which is very clearly a focus of the optimistically-worded descriptions contained within the DAs — is as subjective a concept as the comfort of the people most intimately affected by these amendments is an objective reality.

The perspective drawings and elevations reveal how massive these amended building heights will be in relation to the existing structures on Mitchell Road, which are all low- to medium-rise and which are, with only a couple of exceptions, all residential. The sense of overshadowing will be immense and the loss of privacy inescapable.

The DA documents provide detailed reporting on the requirements for solar access for the new structures but do not account for their impact on existing buildings. The solar diagrams show definitively that the buildings along the southern end of Mitchell Road will lose their sunlight from about midday during the coldest months of the year. Not only will this overshadowing be oppressive, it is also likely to lead to increased heating costs for affected buildings.

I also have serious concerns about increased traffic flow and safety — for instance, the corner of Maddox Street and Mitchell Road desperately needs a set of pedestrian crossing lights - but trust that Council will attend to that.

I urge Council to reject the proposed changes on the grounds that they do not adequately address the needs of existing residents on the southern end of Mitchell Road and for the reasons given above.

At the very least, I believe any additional stories that are approved should be set back significantly from the leading edge of the envelope along a gradient that minimises both the visual impact compared to the surrounding environment and the severe impact of the loss of sunlight.

Sincerely,

Nicholas Summers

330 Mitchell Road, Alexandria, NSW 2015



From: Bradley Bishop
Sent on: Tuesday, July 1, 2025 12:19:09 PM

To: dasubmissions
Subject: Submission - D/2025/405 & D/2025/448 - 155 Mitchell Road 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.

To: Development Assessments Team

City of Sydney Council

RE: Objection to Development Applications D/2025/405 and D/2025/448 – Erskineville Ashmore Precinct Blocks F, G, H & I

Date: 1st July 2025

Dear Assessors,

I am writing to formally object to the proposed modifications outlined in the above development applications for the Ashmore Precinct (Blocks F, G, H & I), Erskineville.

While I support appropriate development that enhances community wellbeing, I believe the scale and intensity of the proposed modifications are inconsistent with sound urban planning principles and pose a threat to the character, infrastructure, and liveability of Erskineville.

1. Excessive Building Heights and Bulk

The proposed increase in building heights—up to 11 storeys for some blocks—is a 43% uplift from the original controls and is fundamentally at odds with the low-rise, heritage-influenced character of Erskineville. This fails the planning principle articulated in *Project Venture Developments v Pittwater Council [2005] NSWLEC 191*, where the Court noted that compatibility requires “not sameness” but “a respectful response” to the surrounding built form. In this case, the proposal overwhelms, rather than respects, the existing built environment.

Moreover, the City of Sydney’s Local Environmental Plan (LEP) 2012 and Erskineville Planning Strategy have consistently emphasised the importance of human-scaled development and preservation of character precincts. Allowing this scale of uplift undermines the strategic vision for the area.

2. Overshadowing and Loss of Amenity

Increased building heights will result in substantial overshadowing of adjacent public and private open spaces, leading to a loss of natural light and diminished outdoor amenity. In *Veloshin v Randwick Council [2007] NSWLEC 428*, the Court highlighted that solar access to both existing and future residents must be “reasonable and equitable.” This DA modification fails that test.

3. Strain on Local Infrastructure, Especially Schools and Roads

No clear infrastructure plan accompanies this intensification. Local schools such as Erskineville Public and Newtown High are already nearing or at capacity. The NSW Department of Planning’s Principles for Greater Sydney state that “infrastructure must be planned concurrently with growth.”

Additionally, the proposed reduction in on-site parking will lead to further congestion in an already pressured street network, contrary to the principles in *Stockland Development Pty Ltd v Manly Council [2004] NSWLEC 472*, where cumulative traffic and parking impacts were deemed unacceptable in the absence of mitigation measures.

4. Erosion of Community Character and Cohesion

The likely build-to-rent nature of the development fosters transient tenancy, potentially reducing long-term community investment. The Court in *Gordon v Warringah Council [2010] NSWLEC 1025* noted that social impacts, including a reduction in community cohesion, must be considered under s4.15(1)(b) of the Environmental Planning and Assessment Act 1979 (NSW) (“EP&A Act”).

5. Inconsistency with Design Excellence Provisions

While the DA cites design excellence as justification for height bonuses, the proposal does not demonstrate an exceptional architectural outcome as required under Clause 6.21 of the LEP 2012. There is limited evidence of superior environmental, urban or social design that would warrant such a significant breach of planning controls.

6. Breach of Public Expectation and Procedural Fairness

Residents have participated in earlier planning processes in good faith, relying on the original planning controls. Substantially modifying these controls erodes public trust and contravenes the principle of legitimate expectation, which the Court has upheld in decisions such as *Terrace Tower Holdings Pty Ltd v Sutherland Shire Council [2003] NSWLEC 201*.

Conclusion

For the reasons above, I strongly object to Development Applications D/2025/405 and D/2025/448 and urge Council to refuse them in their current form. A more moderate, human-scaled approach that aligns with the LEP, respects community input, and integrates with infrastructure capacity would be more appropriate.

Yours sincerely,

Bradley Bishop

177-219 Mitchell Road, Erskineville

From: Farzad Jazayeri
Sent on: Tuesday, July 1, 2025 2:19:39 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To Whom It May Concern,

Subject: Strong Objection to Development Application D/2025/405 – 155 Mitchell Road, Erskineville NSW 2043

I am writing to express my strong objection to the proposed changes in Development Application D/2025/448, which seeks to increase the building height and number of units under a build-to-rent model at 155 Mitchell Road, Erskineville.

The proposed increase in density will significantly and negatively impact the character and liveability of the local area. Erskineville is already experiencing the effects of overdevelopment, with mounting pressure on local infrastructure and public amenities. Adding more residential units will only exacerbate these existing issues.

My specific concerns include the following:

1. Overcrowding and Density:

The proposed increase will result in excessive population density, which is inconsistent with the current character of Erskineville. This threatens to erode the community's unique village atmosphere and liveability.

2. Public Infrastructure Strain:

Local schools are already operating at or near full capacity, and both train and bus services are frequently overcrowded during peak hours. Increasing the number of residents will place unsustainable pressure on these already stretched public services.

3. Traffic Congestion and Parking Issues:

The area's roads are already congested, particularly during peak periods. There is insufficient parking to meet current demand, and increasing the number of dwellings without appropriate parking provisions will worsen this issue, contributing to traffic congestion and safety concerns for both motorists and pedestrians.

4. Loss of Amenity and Environmental Impact:

Taller buildings will lead to overshadowing, loss of privacy, and reduced sunlight for neighbouring properties. Additionally, the proposed increase in units will likely contribute to increased noise and reduced open green space, further affecting the area's residential amenity.

While I support thoughtful and sustainable development, this proposal is excessive and does not align with the capacity or character of Erskineville. I urge the responsible authorities to reject the proposed amendment and instead consider developments that respect the local context, infrastructure limitations, and the wellbeing of existing residents.

Thank you for the opportunity to provide this submission. I trust that community concerns such as mine will be given serious consideration.

Sincerely,

Dr Farzad Jazayeri
Unit 16104 Number 177 Mitchell Road Erskineville

[REDACTED]

[REDACTED]

1/7/2025

From: [REDACTED]
Sent on: Wednesday, July 2, 2025 10:30:59 AM

To: dasubmissions
Subject: Submission - D/2025/405 & D/2025/448 - 155 Mitchell Road 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 City of Sydney,

I'm writing as a committed member of the Erskineville community to express my strong opposition to the proposed development, particularly the inclusion of levels 7 through 11.

Erskineville is known for its village atmosphere, community spirit, and heritage streetscapes — qualities that are increasingly rare in inner-city Sydney. The proposed height of this development is out of step with the suburb's existing scale and threatens to dramatically alter its character. There is a real risk of Erskineville heading in the direction of overdevelopment seen in areas like Mascot, where high-rise buildings have come at the expense of livability and identity.

Beyond the visual and cultural impact, a development of this scale would place additional strain on local infrastructure — including public transport, green spaces, and essential services — all of which are already under pressure. Parking is also a serious concern, with limited street availability in Erskineville. Adding a high-density building without adequate off-street parking would only worsen congestion and reduce the everyday livability of the area for both residents and visitors.

Furthermore, I do not believe that adding further levels to this development will have any meaningful or positive impact on housing affordability. Increasing height does not guarantee affordability — and in this case, it appears to serve the interests of developers rather than meeting the needs of the local community. True affordability requires thoughtful planning, not simply building upwards.

I respectfully urge the Council to reject the proposed height and scale of this development. Growth must be balanced with responsibility — not driven by developer interests at the expense of community wellbeing. Erskineville deserves planning decisions that protect its unique character and genuinely serve the people who live here.

Thank you for your attention to this matter.

Kind regards,

[REDACTED]

P.s. Please redact my personal details - I do not want my email and name published

From: Melinda Fatcher

Sent on: Wednesday, July 2, 2025 1:03:30 PM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Kim Diep

Sent: Wednesday, 2 July 2025 10:36 AM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Hello,

Regarding this DA modification to increase the height and dwellings. I am a resident of the adjacent apartment block and I object to this modification based on the following reasons:

1. Overshadowing and obstruction of views to the neighbouring buildings 2. The built character of this proposal juxtaposes with the councils zoning. And height restrictions to this site 3. Increased congestion to the surrounding context 4. Reduces the value of neighbouring properties 5. Increases affordability to the overall housing market affecting everyday battlers.

Regards

From: Fabian Foo
Sent on: Tuesday, July 1, 2025 4:39:36 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention

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 CoS

Building heights

Coronation Property's request to increase building heights should be completely and unequivocally rejected. The requested heights are out of line with the rest of the Ashmore precinct and Erskineville in general. Furthermore the overshadowing and additional traffic congestion cannot be mitigated.

Apartment mix

The proposed apartment mix should accommodate more three and four bedroom apartments to cater to families. More one and two bed apartments will not solve the housing crisis. The fall in enrolments at Erskineville Public School show that families are fleeing the area.

thank you

Fabian Foo

From: Abe Thomas
Sent on: Wednesday, July 2, 2025 11:36:47 AM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention

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.

Respectfully I would like to object further development of this.

With regards to this application, Erskineville and Alexandria will be congested if there is proposed increase to the dwellings as per the DA.

This will cause a strain on:

Traffic on the roads and increased travel time
Congestion on public transport
Car parks
Congested Sydney park and its surrounding
School enrolments

Kind Regards,

Abe.

From: Basil Mourtos
Sent on: Wednesday, July 2, 2025 3:19:50 PM

To: dasubmissions
Subject: Submission - D/2025/448 and D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Urgent: High

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.

D/2025/448 and D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043

Dear Michael Stephens,
Im Basil Mourtos a 35-year resident from 355 Belmont Street Alexandria 2015.
I strongly appose the revised plans to increase the number of apartments.

- These towers will cause severe overshadowing to my house where I grow vegetables and hang my clothes to dry.
- These apartments will look into my backyard.
- What an eye sore for the neighbourhood.
- The area is already overcrowded with insufficient parking on the streets for residents , visitors and even people going to Sydney Park.
- Traffic congestion in our local streets and lanes is appalling.
- Bus services and train services are inadequate to travel to the city.
- Hospitals and medical centres are all struggling with current population difficult to get an appointment.
- Local schools like Erskineville Public have been overcrowded for years resorting to composite classes with the huge influx of new residents resulting in poor learning outcomes for the young children.
- We have lousy grocery options with the very expensive and poor selections Woolworths Metro monopoly in Alexandria / Erskineville area.
- The development proposal only addresses more profits for Coronation and not a quality design to address the community's needs.

This development proposal will severely devalue surrounding properties. Sydney Council needs to protect the residents from this poor design and attempt to just profit at the cost of existing residents. Please do not publicly display my name or address.

Many Thanks,

Basil Mourtos

From: Shawna Murray

Sent on: Wednesday, July 2, 2025 1:08:19 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Mr Stephens,

I am writing as a long-term resident of Inner West of 12 years, and Erskineville specifically for just over 5 years.

I wish to formally object to the proposed height of the new development, particularly the inclusion of levels 7 through 11. This is not in the interest of the community, and believe the plans for this to be more detrimental than beneficial.

Erskineville has long maintained a distinct character – a village-like charm with heritage, community, and livability at its core. While more apartments are assisting to create homes, the proposed height is inconsistent with the existing scale and feel of the area, and risks turning Erskineville into another high-rise corridor like Mascot – a space dominated by towering buildings and lacking the cultural fabric that makes this suburb unique. It will impact natural light to many people, reduce the flow of already strained traffic conditions and the currently standard of buildings in the area.

I urge you to reconsider the building height and not place further pressure on already stretched local infrastructure and preserve what makes Erskineville a vibrant, livable, and distinct part of Sydney.

Thank you for your consideration,

Shawna Murray

From: [REDACTED]
Wednesday, July 2, 2025 4:09:10 PM
Sent on: City of Sydney
To: Comments on Proposals D/2025/405 + D/2025/448
Subject:
Attachments: D Maher response to Development 155 Mitchell Rd Alexandria.docx (18.9 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.

Sydney City Council,

Please see attached information as a response to Council for the above Development Application's.
Please keep all my corresponding information private,

Kind regards,

[REDACTED]

1 July 2025

City of Sydney

Feedback to Proposed Development

Applicant Name: Coronation Property Co Pty Ltd

Reference Number: D2025/405 + D2025/448

Proposed Development: Detailed Development Application related to Amending Concept Application (D/2025/448) for buildings F & I storey mixed use development including Build-to-Rent (BTR) apartments with ground floor supermarket and retail (building F), over two levels of shared basement, and for buildings G & H, comprising a 6-11 storey residential development including BTR apartments (building G) and affordable housing (building H), over two levels or shared basement and landscaping. The application is integrated development requiring an approval from Water NSW under the Water management Act 2000.

Proposed Development: Amending Concept Development Application to amend the Concept Consent (D/2015/966) relating to buildings F & I and G & H only, to convert the residential component to Build-to-Rent and to provide affordable housing and modify building envelopes.

Please ensure all my personal information, including my name, address, phone number, and email address, is kept strictly confidential.

Executive Summary of Objections

This submission strongly objects to the amended development application (D/2025/448) for Buildings F – I. The proposal, which seeks to increase height, alter building envelopes, introduce Build-to-Rent (BTR) and affordable housing, and add supermarket/retail space, high-rise, commercialised presence onto a quiet, low rise, heritage-listed precinct and risks long-term community, environmental and urban design damage. The amendments not only violates the original Concept Consent (D/2015/966) but seeks to exploit it, transforming the vision into a fortress-like compound that directly conflicts with Sydney City Council’s stated goals for heritage integration, environmental responsiveness and urban wellbeing.

Expanded and Specific Grounds for Objection

Architectural Incompatibility and Overdevelopment – The built form lacks transition and modulation, imposing a bulky and alien presence. It disregards the rhythm, materials and articulation of neighbouring heritage structures. The scale and massing constitute overdevelopment, far exceeding the precinct’s intended capacity. The project stretches two blocks in length, with one small road relief, however creating two unbroken walls of concrete massing and removing all visual diversity or human-scale relief. It is also inconsistent with the development along Mitchell Road from Henderson Street to Sydney Road.

Overshadowing and Loss of Solar Access – Winter overshadowing will significantly reduce sunlight to neighbouring dwellings. The building’s unbroken height ignores solar impact modelling and climate-sensitive design. Extended shadowing impacts both private and public amenity zones.

Loss of Airflow, Ventilation and Microclimate Disruption – Narrow street canyons and tall facades will generate wind tunnels. The loss of cross-ventilation across the site and neighbouring properties will increase thermal discomfort. Reduced vegetation and hard-surfacing undermine passive cooling and natural climate control.

Traffic, Road Safety and Parking Pressure – Ground floor supermarket and increased density will overburden roads and intersections. Delivery trucks and commercial traffic will pose risks in a residential setting. On street parking scarcity will escalate, disadvantaging current residents. Existing infrastructure is not equipped to accommodate the traffic load of both Build-to-Rent and commercial components.

Amenity Impacts and Joy of Living – Loss of views, light, air and space diminishes the everyday quality of life. Long-term residents will suffer ongoing noise, crowding and reduced sense of place. Aesthetic

enjoyment and neighbourhood feel will be degraded. This proposal undermines not just space but the psychological and emotional connection to place.

TOD SEPP – I am concerned that the proposed development, which is significantly larger than the original submission in 2015, may not align with the objectives of the TOD SEPP. Even if it meets those requirements, I believe that this building is extremely excessive and incongruent with the neighbourhood and will have negative impacts on our community.

Acoustic Impacts – continuous use, multiple tenancies and commercial loading will result in 24 hour noise. Quiet enjoyment of neighbouring homes and units will be undermined.

Green Infrastructure Neglected – Minimal planting or tree canopy; no real biodiversity or cooling contribution is provided. Rooftop ‘green spaces’ are tokenistic and not publicly accessible. The proposed built form removes all meaningful opportunity for urban tree canopy, thermal regulation or ecological contribution to this local environment and area.

Visual Softening Ignored – No integration of setbacks, screen planting or façade relief. Solid block form replaces architectural diversity with harsh uniformity. The development actively removes the layered character of the precinct and replaces it with bulk monotony.

Heritage Disrespect and Precedent Risk – Dwarf’s the adjacent heritage-listed precinct. Creates permanent visual dissonance with low-scale, historic buildings. Approving this would set a precedent that endangers the character streets across Sydney City area.

International Best Practice Contradicted – Amsterdam (Jordaan 2021) – A similar high-rise proposal was rejected for undermining heritage concerns, liveability and streetscape integrity by restricting scale and height of the development. London (Shoreditch & Bloomsbury) – Tower proposals scaled back to respect established low-rise areas. Vancouver (Gastown) – Development capped to preserve urban heritage views.

International planning precedents such as the above demonstrates that global cities facing development pressure are successfully preserving local heritage, scale and community function. These examples re not legal templates but reflect shared planning principles with our own LEP, that height must respect context and that heritage and human scale are not dispensable for speculative gain.

Monolithic Structure Effect – The proposal reads as two concrete walls spanning nearly a quarter of Mitchell Road. Its sheer bulk, height and uninterrupted massing are in stark contrast to the finely grained, human-scale buildings opposite that define the existing area. This structure offers no permeability, no relief in form, no visible effort to respect view corridors or rhythm of neighbouring facades. It is a jarring visual and emotional disruption to the people who already live here, who experience this neighbourhood daily as one of openness, heritage and community. There is no genuine transition in materiality or design. From the footpath, the proposal presents as an imposing, fortification-like structure – antithetical to urban design principles that support integration and community.

Failure to Provide for Existing Amenity – This proposal appears to have been designed only for incoming occupants and not for the people who already live here. It fails to respect the community’s rhythm of life, quiet enjoyment and the cultural texture of the area.

Build-to-Rent Risks – High turnover, low integration, minimal long-term responsibility

Affordable Housing Misused – Used to justify inappropriate bulk and intensity; true social housing requires place-based design.

Retail Incursion – Commercial loading and customer traffic conflict with neighbourhood rhythm and scale

Flood Risk – Development triggers Water NSW approval due to hydrological sensitivity. With two-level basements and extensive landscape, the site is highly vulnerable to runoff and groundwater impacts.

In Conclusion

This development represents significant overdevelopment and erodes solar access, privacy, thermal comfort, liveability and infrastructure balance. It disregards the human, historical and environmental threads that make this neighbourhood liveable. Growth must be woven into context, not forced upon it. The community deserves a design that listens, adapts and softens, not one that walls itself off in concrete and height.

I respectfully urge Sydney City Council to reject the application.



From: Lee de Winton
Sent on: Wednesday, July 2, 2025 3:39:34 PM

To: dasubmissions; Lee de Winton
Subject: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention

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.

Subject: Objection to Development Application D/2025/405 – Mitchell Road, Alexandria

Dear Assessment Officer,

I am writing to formally object to Development Application D/2025/405 for a large-scale residential development proposed along Mitchell Road, Alexandria.

While I acknowledge the merit in providing additional housing and support the principle of build-to-rent models, this specific proposal raises significant concerns that, in my view, render it inappropriate for approval in its current form. I respectfully request that Council considers the following matters in its assessment:

1. Excessive Scale and Height

The proposed development dramatically exceeds the prevailing scale and built form of the surrounding area. It will dominate the streetscape and overwhelm the existing low-to-medium-rise character of Mitchell Road and adjacent streets. The bulk and height of the structure will result in substantial overshadowing across a wide radius—impacting both residential and community amenity—potentially affecting properties up to a kilometre away.

This contravenes the City of Sydney's planning principles aimed at preserving solar access and protecting neighbourhood character. It also fails to adequately transition from neighbouring building forms, which is a key principle under the **NSW Apartment Design Guide** and **SEPP 65** (Design Quality of Residential Apartment Development).

2. View Loss and Visual Impact

The height and density will also result in severe and permanent view loss for residents and commercial operators in the area, particularly where existing infrastructure enjoys visual access across the city. The massing is inconsistent with the **City of Sydney LEP 2012 height controls**, and no meaningful mitigation appears to be proposed.

3. Traffic and Infrastructure Pressure

Mitchell Road is a narrow, single-lane carriageway already operating under considerable traffic stress. It frequently experiences congestion during peak and off-peak hours. Introducing a high-density development of this scale will significantly exacerbate the problem, impacting not only Mitchell Road but also adjacent feeder streets, public transport capacity, and emergency vehicle access.

The proposal does not appear to be supported by sufficient traffic or transport impact studies that take into account the existing conditions and cumulative development pressures in the area.

4. Proximity to Sydney Airport and Airspace Regulations

The development site is located within close proximity to Sydney Airport and may fall within the **Olsen Obstacle Limitation Surface (OLS)** or **PANS-OPS** airspace zones. As such, there may be height restrictions and operational safety considerations under **CASA Part 139**, the **National Airports Safeguarding Framework (NASF)** Guideline A (Protection of Airspace), and **Civil Aviation Regulations**. Any proposal that penetrates these surfaces requires referral to aviation authorities and potentially **Airservices Australia** and **Sydney Airport Corporation Limited (SACL)**.

It is unclear whether these critical assessments have been conducted, and they must be a precondition to any further planning consideration.

5. Cumulative Amenity Impacts

When assessed cumulatively with other developments recently approved or under consideration in Alexandria and Erskineville, this DA adds to an unsustainable increase in local density without equivalent investment in open space, public transport capacity, or essential services. This contravenes principles of **ecologically sustainable development (ESD)**, to which Council is committed.

In Conclusion

For the reasons above, I strongly urge Council to refuse Development Application D/2025/405 in its current form. Should the proponent wish to proceed, I respectfully request that any future iteration of the development:

- Reduces height and bulk to align with surrounding built form;
- Includes a comprehensive traffic and infrastructure impact study;
- Demonstrates compliance with relevant aviation safety and height controls;
- Provides greater public amenity and green space contributions;
- Is subject to genuine community consultation and response.

Thank you for considering this submission.

Kind regards

Lee de Winton

From: Richard McIntyre

Sent on: Wednesday, July 2, 2025 7:35:35 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

I wish lodge my objection to this development application. I'm particularly concerned at the significantly increased height proposed for the development that will have an overpowering impact on all surrounding residential homes. In particular the two-storey terraces to the east of the development along Mitchell Rd, Belmont St and Lawrence St, will lose significant sun due to the height of these buildings. But also the other apartment complexes to the south and west of the development will enjoy significantly less sun and light. My view is that the development should be no higher than the existing apartments in the area.

Regards

Richard McIntyre

177-219 Mitchell Road

From: Megan Bourke
Sent on: Wednesday, July 2, 2025 5:36:02 PM

To: City of Sydney
Subject: D/2025/405

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

The online form for this one isn't working, so I thought I'd send a quick email.

I understand that an application has been made to increase the height of these buildings. Whilst I appreciate that we are in dire need of housing supply, I'm very concerned about the impact that increasing the size of this development will have on the local area. This was already decided when the original submission was reduced from 11 storeys or something similar (from memory).

The population of the Erskineville/Alexandria area is already growing substantially, which is reasonable, and I believe that the first stages of this development have struck a good balance between increased density and liveability. Please can we maintain this framework to ensure that housing is increased in a manner that is sustainable and doesn't put an unmanageable amount of pressure on public space and resources?

Thanks for your consideration
Megan Bourke
Alexandria resident

From: Kelly Purvis
Sent on: Thursday, July 3, 2025 10:50:49 AM
To: dasubmissions
Subject: Submission - D/2025/448 - 155 Mitchell Road 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.

Objection to Proposed Modified Concept DA – Blocks F, G, H & I, Ashmore Precinct

To whom it may concern,

I am writing to formally object to the proposed modifications for Blocks F, G, H & I in the Erskineville Ashmore Precinct (DA reference numbers D/2025/405 and D/2025/448).

This development, as currently proposed, represents a significant departure from the scale and character of Erskineville. The dramatic increase in building heights—up to 43% beyond original plans—will drastically alter the unique village feel of the area, overshadow homes and public spaces, and obstruct the open sky and natural light that contribute to the amenity and liveability of our neighbourhood.

Beyond the visual impact, the development raises serious concerns about infrastructure strain. Local schools, public transport, and essential services are already under pressure. Further population growth without commensurate investment in these services risks reducing quality of life for existing and future residents alike.

Moreover, the lack of adequate parking provision under the guise of sustainability does not reflect the practical realities on the ground. In a suburb already facing parking shortages, this approach will likely displace the problem onto surrounding streets, inconveniencing both current and new residents.

While we understand the need for housing, it should not come at the cost of Erskineville's identity, livability, and cohesion. We urge the City of Sydney and the relevant authorities to reconsider this proposal in favour of a more balanced, community-centred approach that respects the area's character and capacity.

Sincerely,
K Purvis

From: Michael Naumoff

Sent on: Thursday, July 3, 2025 2:36:41 PM

To: dasubmissions

Subject: Objection to Proposed Modified Concept DA – Blocks F, G, H & I, Ashmore Precinct

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

To whom it may concern,

I am writing to formally object to the proposed modifications for Blocks F, G, H & I in the Erskineville Ashmore Precinct (DA reference numbers D/2025/405 and D/2025/448).

This development, as currently proposed, represents a significant departure from the scale and character of Erskineville. The dramatic increase in building heights—up to 43% beyond original plans—will drastically alter the unique village feel of the area, overshadow homes and public spaces, and obstruct the open sky and natural light that contribute to the amenity and liveability of our neighbourhood.

Beyond the visual impact, the development raises serious concerns about infrastructure strain. Local schools, public transport, and essential services are already under pressure. Further population growth without commensurate investment in these services risks reducing quality of life for existing and future residents alike.

Moreover, the lack of adequate parking provision under the guise of sustainability does not reflect the practical realities on the ground. In a suburb already facing parking shortages, this approach will likely displace the problem onto surrounding streets, inconveniencing both current and new residents.

Lastly, the emphasis on build-to-rent housing—without guarantees around affordability, family suitability, or long-term community integration—risks creating a more transient population with weaker community ties.

While we understand the need for housing, it should not come at the cost of Erskineville's identity, livability, and cohesion. We urge the City of Sydney and the relevant authorities to reconsider this proposal in favour of a more balanced, community-centred approach that respects the area's character and capacity.

Sincerely,

Michael Purvis

Sent from my iPhone

From: Samantha Stanley
Sent on: Thursday, July 3, 2025 2:45:52 PM
To: DASubmissions
Subject: Objection to Modified Development Proposal – Blocks F, G, H & I, Ashmore Precinct

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

To whom it may concern,

I am writing to express my strong opposition to the proposed amendments for Blocks F, G, H & I in the Ashmore Precinct, Erskineville (DA reference numbers D/2025/405 and D/2025/448).

The proposed changes represent an unacceptable shift in scale that is out of step with the fabric of Erskineville. Increasing the building heights by more than 40% will overwhelm the low-rise, human-scale character that makes this suburb so unique. These tall structures will cast long shadows over nearby homes and communal spaces, diminishing natural light and open sky — features that are central to the neighbourhood's charm and livability.

There are also practical concerns around the impact this development will have on already stretched infrastructure. Local schools are at capacity, public transport is crowded during peak hours, and services such as healthcare and childcare are struggling to keep pace with existing demand. Adding hundreds more residents without meaningful upgrades to services and facilities is not sustainable.

The plan's minimal parking provisions are also problematic. While I support efforts to promote more sustainable transport, the current reality is that many residents still rely on cars — especially families and shift workers. With street parking already difficult, this development will only intensify competition for limited spots in surrounding areas.

Additionally, the focus on build-to-rent units, without clear commitments to affordability, long-term tenure, or family-friendly design, risks creating short-term housing rather than fostering a strong, stable community.

I support thoughtful, well-integrated housing solutions — but not at the expense of Erskineville's unique character and community wellbeing. I urge council to reject this over-scaled proposal and instead advocate for a more appropriate, context-sensitive development that truly serves the people who live here.

Sincerely,
Samantha Stanley

From: johnstalex

Sent on: Thursday, July 3, 2025 10:41:00 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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

As a resident near by, I am against raising the height above the area standard of 6-7 stories.

The increased height will block already limited light into my property and allow visibility into my property.

Thanks

Alex Johnston

From: Sharlie Raymond

Sent on: Thursday, July 3, 2025 9:11:27 PM

To: dasubmissions

Subject: Objection to Concept Development Application and Detailed Development Application - 155 Mitchell Road, Erskineville NSW 2043 (D/2025/448 and D/2025/405)

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 hope this email finds you well.

I am writing in relation to the Concept and Detailed Development Applications (D/2025/448 and D/2025/405) for the site at 155 Mitchell Road, Erskineville. As the owner of 358B Mitchell Road, Alexandria—directly opposite the proposed development—I wish to **formally object to the plans as they currently stand.**

The most significant issue from my perspective is the **proposed scale and height of Building I**, which is set to rise to 10 storeys. This represents an important departure from the low-rise nature of the surrounding area and poses serious concerns for both the immediate neighbours and the broader community fabric.

Key Issues of Concern:

1. Inappropriate Scale and Bulk:

The height and overall size of Building I are vastly disproportionate to the existing environment, where buildings generally do not exceed three storeys. Such a large structure would visually overwhelm the area and dramatically alter the character of Mitchell Road. Just looking at the scale below, it is obvious when comparing the size of Block 1 - Ashmore Estate to 360C Mitchell Rd that the **development fails to appropriately transition between building heights.**



2. Overshadowing and Loss of Sunlight and Privacy:

The proposed height will result in severe overshadowing of properties, particularly those along Mitchell Road. I notice the [Statement of Environment Effects](#) include overshadowing impacts of every side of the proposed development, except Mitchell Rd. Apologies if I've missed it. Having lived in this house for over 4 years, I can tell you that we already get very limited sunlight - only approx 2h/day during winter. Having a 10 storey building only a few meters away would mean no natural sunlight at all for my and my neighbours' homes, which would lead to impact on thermal comfort in winter and on our mental wellbeing.

A 10-storey building would also result in direct overlooking into our balconies, and internal living spaces, which would lead to a loss of privacy within our homes.

This has an unreasonable impact on Mitchell Rd's existing residents.

3. Traffic and Noise Impacts:

I notice that [Part A: Ashmore Estate Blocks F & I Traffic and Parking Assessment](#) was conducted in 2021 in the midst

of COVID, which brought multiple government mandated lockdowns, as well as schooling and working from home for a majority of people. Although additional data was collected in 2023, there still hadn't been mass return to the office mandates. As such, I believe your traffic assessment isn't representative of the current traffic situation, especially on Mitchell Rd during peak hours. An increase in population density will naturally bring more vehicles, contributing to already challenging traffic conditions on Mitchell Road.

Additionally, the rise in resident numbers is likely to lead to higher ambient noise levels, reducing the overall livability of the area.

4. Affordable Housing vs Community Impact:

While I support the objective of increasing affordable housing options, this must be weighed appropriately against the impact on existing residents. Bonus height provisions under the SEPP should not be used in a way that results in overbearing developments immediately adjacent to low-rise homes.

5. Poor Integration with the Streetscape:

Building I, in its proposed form, fails to respect or respond to the established character or scale of Mitchell Road according to the Sydney Development Control Plan (SDCP) 2012, as referenced in the Statement of Environmental Effects (Section 2.7), which specifically calls for "low buildings fronting Mitchell Road." The proposed heights reaching up to 11 storeys (Ap section 3.1), are a stark contrast to the predominantly three-storey terrace houses in the immediate vicinity. Rather than enhancing the street, it threatens to dominate it in a way that feels intrusive and out of place. This is inconsistent with the surrounding streetscape.

Suggested Path Forward:

I urge Council to please reconsider the height and design of Building I. Reducing its scale to three or four storeys, with upper levels set back to reduce visual bulk, would ensure the building integrates more naturally into the streetscape. Any additional floor space required to meet density targets could be strategically relocated to the western portion of the site, where greater building heights are already part of the existing urban context.

In closing, I respectfully ask that Council take these concerns seriously and push for a more context-sensitive design outcome. I would welcome the opportunity to discuss this further if helpful.

Kind regards,

Sharlie Raymond



Owner of 358b Mitchell Rd
Alexandria NSW 2015

From: Trudy Stone

Sent on: Thursday, July 3, 2025 7:22:37 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To whom it may concern

I am writing in regards to the proposed development for 155 Mitchell Rd Erskineville. The main issues with this proposal is the height of the structure. This will cause dark and windy streets. This area is already quite populated and any further increase will cause more stress on local traffic, parking, and public transport. The structure will block out light to smaller buildings surrounding the site.

This is inappropriate in scale for this area.

Please listen to the local community and save our homes from the over shadowing being proposed.

Regards

Trudy

Sent from my iPhone

From: Andrew Marsden

Sent on: Friday, July 4, 2025 8:20:23 AM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

The increase in height to 11 stories dramatically undermines the 'village' nature of our beautiful Erskineville.

This is the thin-edge-of-the-wedge allowing for ongoing similar towers, forever changing the character of the area, seriously undermining the whole look and feel of the community.

I strongly object to this variation.

Regards,

Andrew Marsden

Sent from my iPhone thingy

From: Ben Fisher

Sent on: Thursday, July 3, 2025 7:32:44 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

I think this proposal is just what is needed for the area. There is a severe lack of affordable housing near the CBD, and this would go far to helping address that. It's becoming increasingly difficult for young families to make a life in the inner west.

Im sure there will be many who will claim this is "out of character with the neighborhood". This is ridiculous. The buildings will replace what was once an industrial site and will be bounded on three sides by existing apartment developments.

Please do not give in to a handful of voices opposed to any sort of change.

Best,
Ben

From: Bree Napier

Sent on: Thursday, July 3, 2025 8:21:14 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To Whom It May Concern,

I write to strongly oppose the proposed amendment to increase the building height to 51 metres (11 storeys) for the development at Mitchell Road, Ashmore Precinct (DA D/2025/405).

This proposed development is completely out of scale with the character and infrastructure capacity of Erskineville. It is an affront to the values and expectations of the local community, who have consistently voiced their opposition to high-rise overdevelopment in this area. The Erko community fought hard 14 years ago to prevent this very outcome—and we are prepared to do so again.

Increasing the building height to 11 storeys will:

- Overwhelm local infrastructure—schools, roads, public transport, and community services are already under pressure.
- Cast deep shadows over existing homes and green spaces, drastically reducing residential amenity and quality of life.
- Erode the low-rise village character of Erskineville, which has been shaped over generations and is central to its identity.
- Set a dangerous precedent for future overdevelopment that disregards established planning controls and community consultation.

We demand that the City of Sydney stand by its planning principles and protect the urban integrity of Erskineville. The proposed increase in building height is an unacceptable deviation from the agreed development envelope and shows blatant disrespect for community sentiment and prior commitments.

I urge the council to reject this amendment in the strongest terms.

Regards,

Bree Napier

Bree Napier

From: Dillon Bollinger
Sent on: Thursday, July 3, 2025 7:22:32 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Hello,

I object to this addition to the existing development. There is no need for this increase and the area does not need it.

The only purpose of this is greed.

I ask that the moral and ethical reasoning behind this be strongly reviewed.

Kind regards,

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 11:38:04 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Keiran O'Sullivan

Sent: Friday, 4 July 2025 8:25 AM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To Whom It May Concern,

I am a resident of 106/2 Pearl Street, Erskineville and have been living as in Erskineville as a renter since 2021. I fully support the development application.

High density housing is the only way to improve housing affordability and this development goes in some way to advance that cause.

Sincerely,

Keiran O'Sullivan

Email: [REDACTED]

Mobile: [REDACTED]

From: Nicole Rawson

Sent on: Thursday, July 3, 2025 4:45:57 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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,

I would like to oppose this excessive building height request. Erskineville cannot support further infrastructure changes. This will impact the pricing of housing and make it a less desirable area to live. The traffic and parking in Erskineville is already overflowing and struggling.

Schools and daycares are already stretched too thin.

This will have a significant impact on the village environment we currently have.

Thank you for your time,
Nicole Bollinger

From: Rory Delaney
Sent on: Friday, July 4, 2025 7:29:42 AM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

If this brings more 3br apartments than 2br - supported.

Rory
161 Lawrence St, Alexandria 2015

From: joanne crawford

Sent on: Thursday, July 3, 2025 9:38:17 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

What happened to the rule that Erskineville could only be 6 stories? Out the window. Such a shame that such a beautiful suburb is being ruined with these multi story apartments, it's hardly in keeping and sympathy with the rest of the suburb.

Regards Joanne Crawford

Erskineville resident

Sent from my iPhone

From: Deborah Giblett

Sent on: Thursday, July 3, 2025 8:50:22 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

This submission from Friends of Erskineville, a residents' action group of concerned residents, relates to D2025/448 and D/2025/405

Friends of Erskineville urge the Council to have this developer proceed with the already agreed-upon plans for the site and deliver on this much-delayed project.

Our main feedback raises the following points:

- The Master Plan and subsequent variations have been agreed over many years, and still less than 50% of the project has been built – this project was earmarked for completion this year! Building needs to commence as agreed as soon as possible.
- Erskineville is already a very high-density suburb, with an area of 0.81 square kilometres and a population of 9,657, that is a density of 11,922 per square kilometre
- On completion, under the plans previously agreed by Council and the community, there will be an increase in population at this precinct of some 6,000 plus residents, an increase in density to 19,329 people per square kilometre.
- The density for this project far exceeds any ask from the State government - Erskineville is already doing the heavy lifting in terms of shouldering its share of the contribution to address the housing crisis.
- Existing and announced infrastructure barely supports the current density
 - schoools are at capacity, and we see no plans for high schools
 - local medical facilities are straining – primary care, allied health and hospitals
 - roads are clogged – more height – more cars – more traffic
 - 85% of the surrounding footpaths do not meet even the bare minimum standards set out by Council, and
 - traffic lights are installed at a mind-numbing rate, making our eminently walkable suburb a nightmare
- These development applications primarily focus on increasing height, supposedly to address the housing crisis. Yet, cynically, they offer to offset the increase in height with a suggested reduction in commercial tenancies that would provide the support services the increased number of residents would require.
- Through traffic planning does not appear to address just how there will be movement in and out of the precinct, particularly if there are increased volumes of cars and people. Rat runs have already developed and appear not to be addressed in any planning.

However, there are positives to this project. Not least of those positives are the wonderful new neighbours we now have, the families we greet at local venues and some outstanding community members who contribute in so many ways.

When the Master Plan was devised and agreed upon, it was with an eye on the future and the need for increased places for people to live close to where they worked. It is why, amongst other projects, Friends of Erskineville pushed for the southern entrance to the train station to improve access for people moving into those homes. Homes that were due to be delivered this year.

We strongly urge the project to proceed as already agreed, with no height increase.

Pushing to increase the quantity of units now, which in and of itself not address the complexity of the housing crisis, without considering the already very high density and the current need for significant increases in local infrastructure, is not an investment in building communities; it becomes a cynical exercise in lining one's pockets.

Deborah Giblett

President, Friends of Erskineville

From: Neil Bennett

Sent on: Thursday, July 3, 2025 7:31:51 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Whatever happened to the Chris Minns plan of Parisian 3 story dwellings?

7 stories is enough surely - 11 stories is too much surely. The skyline changes for worse and forever. The infrastructure and roads don't seem to be able to handle the current numbers.

Neil Bennett

From: M L

Sent on: Thursday, July 3, 2025 8:25:16 PM

To: DASubmissions

CC: DASubmissions

Subject: Re: Thank You For Your Submission

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,

One thing that bothered me is how council is evaluating these comments. From my perspective, there are four, maybe five groups of voices and incentives:

1. Homeowners who want controlled supply growth,
2. Developers who clearly benefit from a monetary stand point,
3. Renters who want higher supply growth to reduce rents and
4. Council, whose levies are a function of the number of housing there and have a vested interest in growing the housing supply.

Given 2 and 3 have temporary incentives as they aren't holding the permanent stock of housing and levies are paid by homeowners, do they all get a vote on this? I would be keen to see a breakdown of how city of Sydney council clearly address the different incentives.

Thanks,
Minhao

On 3 Jul 2025, at 19:55, DASubmissions wrote:

Thank you for your feedback

We will carefully consider the issues you have raised as part of our assessment.

For small developments, most decisions are made at an employee level. We'll let you know when a decision has been made and where you can get more information.

The [Local Planning Panel](#) determines applications for significant development. The [Central Sydney Planning Committee](#) determines applications over \$50 million. These meetings are open to the public in the Council Chambers at Sydney Town Hall. We'll let you know if the application will be considered at a meeting so you can attend and present your issues. We'll let you know the panel or committee's decision and where you can get more information.

Your feedback will not be kept confidential and will be made completely available on the City of Sydney's website, except for any identifying information you have already asked to be kept confidential. You do not need to reconfirm that these details be withheld.

If you were not aware of this and want some or all identifying information about you to be private, please email council@cityofsydney.nsw.gov.au and tell us what identifying information you want kept private. We will still publish your feedback but with information which may identify you withheld.

Feedback is routinely placed on the NSW Planning Portal. Even when your privacy is requested, personal information within these copies will be available in the portal to applicants and external agencies.



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our Local Area.

This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.

From: Crystal Boza

Sent on: Thursday, July 3, 2025 9:57:09 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To whom it may concern;

I am writing to object to the proposal to increase the scale of Ashmore precinct. There is already substantial strain upon infrastructure within Erskineville - Mitchell Road is increasingly congested, the local schools are having to accommodate higher numbers (2024 + 2025 = 3 kindergarden classes!) without any accommodations to support these increases,

We purchased our unit based on the original proposal. The current changes being sought that would mean our skyline and that of surrounding areas will be significantly reduced as a consequence of increase in height. It will also cast more artificial shade and impact the aesthetic of surrounds.

My understanding is that there is currently height restrictions which have prevented the eyesores of Waterloo, Mascot and Wolli Creek. Erskineville is a community hub and has a strong history of such. Mass constructions and plan manipulations such as what is being proposed by the Ashmore precinct stand to impinge upon this.

I formally submit my objection to the above mentioned proposal.

Kind regards,
Crystal Boza.

[Yahoo Mail: Search, organise, conquer](#)

From: paulamax_bartlett

Sent on: Thursday, July 3, 2025 7:08:45 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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, I object to this submission. I've lived in Erskineville for over 20 years. We do not need to start building 11 story high rises. Don't turn Erskineville into Mascot / Green Square, you will absolutely kill the vibe of what Erskineville stands for. Mitchell Road traffic is already a mess. The local public transport is just getting busier. We don't need this, or want this. Please don't. Thanks Paula

Sent from my iPhone

From: Joella Kussrow

Sent on: Thursday, July 3, 2025 6:56:55 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

This building proposal is too high! The rest of the area has been restricted to 6 levels so this should too. This building will block the sun on nearby houses and apartments.

From: Dan Vu
Sent on: Thursday, July 3, 2025 9:26:14 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

FORMAL OBJECTION - ERSKINEVILLE ASHMORE PRECINCT BLOCKS F & I DEVELOPMENT

I am writing as a concerned citizen of Sydney to formally object to the above development applications for the proposed residential complex at 155 Mitchell Road, Erskineville. After careful review of the application documents, I believe this development proposal presents significant concerns that warrant rejection in its current form.

EXCESSIVE BUILDING HEIGHTS AND INAPPROPRIATE SCALE

The proposed building heights of 7-11 storeys, reaching up to 46.25 metres, represent a dramatic and inappropriate increase from the original approved concept. This 30% height increase will fundamentally alter the character of Erskineville, creating a development that is completely out of scale with the surrounding low-rise, historic neighborhood.

The proposed heights will obstruct existing views and create severe overshadowing, reducing natural light and outdoor space amenity for existing residents. This dramatic increase in height will overshadow existing homes and public spaces, block sunlight, and fundamentally alter the low-rise, historic character of Erskineville. The development fails to respond appropriately to the adjacent Cooper Estate Conservation Area, creating an inappropriate contrast that will dominate the streetscape.

INADEQUATE INFRASTRUCTURE FOR COMMUNITY NEEDS

Our local public schools are already serving a growing community. The addition of 577 new dwellings will generate a significant school-age population without corresponding infrastructure upgrades. Overcrowded classrooms and stretched resources are inevitable when developments of this scale proceed without adequate planning for educational facilities.

Similarly, the proposal makes no provision for additional healthcare services. Similar developments elsewhere have shown that education and GP services often fall short of demand, leaving new and existing residents with inadequate access to essential services.

PARKING AND TRAFFIC CONCERNS

The plan's strategy of 'reduced car parking' may sound sustainable, but it will worsen the existing parking shortage. With only 0.47 car parking spaces per dwelling (272 spaces for 577 dwellings), more residents with fewer on-site parking options will congest local streets further.

The concentration of all vehicle access via the single new Alpha Street will create significant traffic bottlenecks, while the development will generate approximately 2,000+ daily vehicle trips with no corresponding infrastructure upgrades to surrounding streets.

CONCERNS ABOUT HOUSING AFFORDABILITY AND

COMMUNITY COHESION

Build-to-rent complexes often foster a transient population with less investment in community life. These developments may not provide family-sized dwellings (with only 5.7% three-bedroom apartments planned) and often rent at a premium, worsening housing affordability rather than improving it.

The proposal's dwelling mix heavily favors studio and one-bedroom apartments (68.8% of total units), which does not support the family-oriented community character that Erskineville has maintained.

ENVIRONMENTAL AND SUSTAINABILITY CONCERNS

The development provides minimal deep soil provision (only 7.1% of the site) and limited tree canopy, which will exacerbate urban heat island effects and reduce biodiversity. The wind impacts from tall buildings have not been adequately addressed, potentially creating uncomfortable conditions for pedestrians and residents.

INADEQUATE COMMUNITY CONSULTATION

The community has not been adequately consulted about this significant intensification of the precinct. The scale and impact of this development warrant extensive community engagement, which has not occurred.

CONCLUSION

While we recognize the need for additional housing in Sydney, this proposal represents over-development that will fundamentally damage the character and liveability of Erskineville. The excessive heights, inadequate parking provision, insufficient community infrastructure planning, and failure to consider cumulative impacts make this development inappropriate for the site.

I urge Council to reject this application in its current form and require the developer to:

1. Reduce building heights to be consistent with the neighborhood character and original concept approval
2. Provide adequate parking provision of at least 1:1 per dwelling
3. Contribute to or provide additional school and healthcare infrastructure
4. Increase the proportion of family-sized dwellings
5. Implement meaningful community consultation before any resubmission
6. Address overshadowing and privacy impacts on existing residents
7. Provide adequate deep soil and tree canopy coverage

The residents of Erskineville deserve development that enhances rather than diminishes our community. This proposal, in its current form, fails to meet that standard.

I request that this objection be formally noted and that I be notified of any further developments regarding this application.

Yours sincerely,

Dan Vu, local Erskineville resident

From: JK

Sent on: Friday, July 4, 2025 8:34:39 AM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 there,
I've reviewed this submission and have some major concerns:

With the expansion of this development, the number of residents in the area will be significantly increased. Currently without this development, the traffic in the area is frequently congested and it can take ages to travel down Mitchell road. The parking in the area is very limited and this causes vehicles to frequently illegally park - blocking laneways & gateways - please check with your rangers the incidence of illegal parking.

This high rise development would also not fit in with the character of the area - the original proposal would be acceptable.
I request that this submission is rejected.

Regards John
Address: 168 Mitchell Rd, Alexandria 2015 NSW, Australia
Mobile: [REDACTED]
Email: [REDACTED]

From: Samantha Gibbs
Sent on: Thursday, July 3, 2025 11:40:37 PM
To: dasubmissions
Subject: Submission - D/2025/448 - 155 Mitchell Road 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 Michael,

Objection to Concept Development Application and Detailed Development Application - 155 Mitchell Road, Erskineville NSW 2043 (D/2025/448 and D/2025/405).

I am writing in relation to the Concept and Detailed Development Applications (D/2025/448 and D/2025/405) for the site at 155 Mitchell Road, Erskineville to convey my strongest objection to the proposal. I am the owner of 358A Mitchell Road, Alexandria which is situated directly opposite the proposed development and I **formally object to the current plans.**

The most significant issue is the **proposed scale and height of Building I**, which is set to rise to 10 storeys and a significant departure from the low-rise nature of the surrounding area. This will be detrimental for both the immediate neighbours and the broader community.

Key Issues of Concern:

1. Inappropriate Scale and Bulk:

The height and overall size of Building I are vastly disproportionate to the existing environment, where buildings generally do not exceed three storeys. Such a large structure would visually overwhelm the area and dramatically alter the character of Mitchell Road. It is clear when comparing the size of Block 1 - Ashmore Estate to our property at 358A Mitchell Rd that the **development fails to appropriately transition between building heights.**



2. Overshadowing and Loss of Sunlight and Privacy:

The proposed height will result in severe overshadowing of properties, particularly those along Mitchell Road. Apologies if I failed to find it, but the [Statement of Environment Effects](#) failed to include overshadowing impacts for Mitchell Rd. Having lived in this house for over 17 years, I speak from experience that in winter we already have limited sunlight (approximately 2h/day during winter). Having such an obtrusive 10 storey structure only meters away would mean no natural sunlight at all. I find unacceptable for the existing residents of Mitchell Road.

3. Traffic and Noise Impacts:

The increased population density associated with the development will exacerbate the already significant congestion and challenging traffic conditions on Mitchell Road, a busy thoroughfare, reducing the overall

liveability of the area.

4. Poor Integration with the Streetscape:

Building I, in its proposed form, fails to respect or respond to the established character or scale of Mitchell Road according to the Sydney Development Control Plan (SDCP) 2012, as referenced in the Statement of Environmental Effects (Section 2.7), which specifically calls for "low buildings fronting Mitchell Road." The proposed heights reaching up to 11 storeys (Ap section 3.1), are a stark contrast to the predominantly three-storey terrace houses in the immediate vicinity. Rather than enhancing the street, it threatens to dominate it in a way that feels intrusive and out of character with the surrounding streetscape.

In closing, I urge Council to please reconsider the height and design of Building I. Reducing its scale to three or four storeys, with upper levels set back to reduce visual bulk, would ensure the building integrates more naturally into the streetscape. Any additional floor space required to meet density targets could be strategically relocated to the western portion of the site, where greater building heights are already part of the existing urban context.

I respectfully ask that Council take these concerns seriously and push for a more design outcome that is in keeping with the existing character of the community and sensitive to the impact this development will have on the existing community.

Kind regards,

Samantha Gibbs



Owner of 358A Mitchell Rd
Alexandria NSW 2015

From: Lucy Adams

Sent on: Friday, July 4, 2025 9:25:25 AM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Hello

I am writing to object to this development proposal.

Erskineville won't be able to handle a development this size, particularly one that has limited car parking. It is already very difficult to find street parking, and this will make quiet local streets even more busy.

Also, there is huge demand at schools and daycares already.

Erskineville has such a lovely community vibe, and it would be awful to lose this to a huge development.

Many thanks

Lucy

Sent from my iPhone

From: Lucy and Mario

Sent on: Thursday, July 3, 2025 10:56:29 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Good evening

I am writing to express my concern about the proposed additional storeys at 155 Mitchell Road. For context, I am a local and have resided close to the area the subject of to this development application for over 10 years. I do not have objections to the original proposal and building heights, but am not supportive of the proposed further increased height to the buildings. This is due to concerns about natural light and the overshadowing which will occur and the negative effect it will have on the amenity of nearby properties. I also hold significant concerns about the increase of cars generated as a result of the additional properties in terms of parking and congestion (despite what Council thinks, not everyone has a job or physical ability which permits the use of public transport or a bike).

Should you wish to discuss further, please don't hesitate to contact me.

Kind regards,

Lucy

From: Melinda Jan Smith

Sent on: Thursday, July 3, 2025 8:01:11 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Good Evening

I live in apartment 9401/177-219 Mitchell Rd Erskineville. I would like to object to the additional height and number of apartments being planned in this development. The additional height will impact my outlook, sun and natural light. The additional number of apartments will impact parking, street and traffic congestion, difficulty accessing services such as general practitioners and other health services, public schools, buses, and over crowded trains. No additional bus services, schools, parks or other services are being planned to cater for all the additional people.

I am in favour of built to rent and affordable housing. I understand that Sydney needs more housing and particularly more affordable and accessible housing, however, the development on this site is already big enough. 11 storey high buildings is too much.

Thank you
Melinda Smith

Sent from my iPad

From: Nicole Rawson

Sent on: Thursday, July 3, 2025 4:43:53 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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,

I would like to oppose this excessive building height request. Erskineville cannot support further infrastructure changes. This will impact the pricing of housing and make it a less desirable area to live. The traffic and parking in Erskineville is already overflowing and struggling.

Schools and daycares are already stretched too thin.

Thank you for your time,
Nicole Bollinger

From: Dillon Bollinger

Sent on: Thursday, July 3, 2025 7:22:32 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Hello,

I object to this addition to the existing development. There is no need for this increase and the area does not need it.

The only purpose of this is greed.

I ask that the moral and ethical reasoning behind this be strongly reviewed.

Kind regards,

From: Megan Engard

Sent on: Thursday, July 3, 2025 10:01:44 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Hello,

I have been a resident of Erskineville for a number of years and am writing to formally express my concerns and object to this development proposal. I believe it poses serious risk of:

- increasing overcrowding and putting undue pressure on community infrastructure
- eroding the community character and worsening housing affordability in our area
- obstructing neighbourhood views and lowering property value
- altering the low-rise, historic character of the Erskineville neighbourhood
- exacerbating traffic issues and street parking shortages

Please take these comments and community risks seriously and do not pass this proposal.

Regards,
Megan Engard

From: minhaoleong

Sent on: Thursday, July 3, 2025 7:54:39 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Re: Objection to Proposed Increase in Height Limit – [D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043]

Dear Michael,

I am a long-term resident and owner of a home in Erskineville, and I am writing to express my strong objection to the proposed amendment to increase the height limit of the apartment development at 155 Mitchell Road, Erskineville, NSW 2043.

While I recognise the importance of addressing Sydney's housing needs, I have serious concerns about the implications of this proposal on our community and local infrastructure. My objections are outlined below:

1. Overburdened Public Transport

Trains during morning and evening peak hours are already operating at or beyond capacity. In many instances, commuters are unable to board the first train and must wait for subsequent services. Additional residential density without transport upgrades will exacerbate this issue.

2. Parking and Traffic Strain

Parking in Erskineville is already extremely limited, and additional apartments will only intensify the pressure on local streets and increase traffic congestion.

3. Out of Character with Local Built Form

The proposed building height exceeds the established norms of the area, where most developments are seven storeys or less. Allowing this proposal could set a precedent for future high-rise developments that are out of character with the village feel and human scale of Erskineville.

4. Inconsistent with the Ashmore Precinct Plan

This proposal does not align with the Ashmore Precinct planning controls, which were designed in consultation with the community to manage growth in a responsible and sustainable manner.

5. Misuse of Affordable Housing Provisions

While I support efforts to increase access to affordable housing, I am concerned that this proposal uses the term as a planning mechanism to bypass established controls, rather than as part of a genuine, integrated housing strategy.

For these reasons, I respectfully request that the Council reject the proposed increase in height and number of units unless substantial modifications are made to ensure alignment with community expectations, existing infrastructure capacity, and adopted planning frameworks.

Thank you for your consideration of my concerns. I trust the planning process will give due weight to the views of local residents and protect the future livability of our neighbourhood.

Yours sincerely,

Minhao

From: Matt Bollinger

Sent on: Thursday, July 3, 2025 7:13:30 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

I object to this as it causes unnecessary strain on infrastructure and education facilities.

In addition to having a negative impact on the environment and community through unnecessary infrastructure and emissions.

Thanks.

Matthew Bollinger

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent on: Thursday, July 3, 2025 8:48:27 PM
To: City of Sydney
Subject: Objection to DA D/2025/405 - 155 Mitchell Road 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.

Please do not publish my name, address or email address.

Re: D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043

As a resident of Erskineville, I am strongly opposed to the development of an 11 storey apartment complex at 155 Mitchell Road.

This height of building is not in keeping with the rest of Erskineville and surrounding infrastructure. I would request this is not approved and instead a building height of 6-8 levels only is accepted. An 11 storey building would significantly impact other residential buildings nearby which were all approved at a maximum height of 8 floors. Eleven story buildings will cause reduced sunlight and have a negative impact on the existing buildings. It is completely out of step with other residential buildings. The developer needs to proceed with delivering the agreed-upon buildings outlined in the 2015 Master plan. The entire Ashmore Estate is set to become one of, if not the most densely populated, urban developments in Sydney. It doesn't need more height; it needs to get built, and the job of bringing the local infrastructure up to standard to support the community is what really needs attention.

Furthermore, Mitchell Road is already significantly bottlenecked with traffic and cannot accommodate a significant increase in traffic. The scale of this proposed residential building will result in high congestion that has not been designed for with roads surrounding [155 Mitchell Road](#) and the services that need to access the area.

Regards
[REDACTED]

From: Maciej Adamczak

Sent on: Thursday, July 3, 2025 10:42:15 PM

To: City of Sydney

CC: DASubmissions

Subject: Objection to Proposed Building Height Increases - Development Application

D/2025/405

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

To Whom It May Concern,

I am writing to formally object to the proposed modifications to the development application **D/2025/405**, which seeks to increase the height of two residential towers adjacent to the apartment property I own.

The original proposal was to align the building heights with nearby structures, with one tower limited to 7 - 8 storeys and the other to 4 storeys. The revised proposal now seeks to increase these to 9 - 11 storeys and 7 storeys respectively. I strongly oppose this change.

This amendment represents a significant increase in building mass and density, which will directly impact the surrounding community and local infrastructure. The area already experiences heavy traffic congestion, and further densification will exacerbate this problem. More apartments will mean more residents relying on public transport, increasing crowding on buses and trains, longer queues at local shops, and greater pressure on essential services such as GPs and medical specialists.

Beyond infrastructure strain, the increased height poses additional environmental concerns. Taller buildings will overshadow nearby properties, reducing access to sunlight and increasing wind tunnelling between buildings, negatively affecting liveability and public open spaces.

This shift away from the originally approved and more balanced plan undermines community trust in the planning process. These changes serve developer interests at the expense of local residents and set a troubling precedent for future overdevelopment in the area.

I respectfully urge the City of Sydney to reject the proposed height increases and uphold the original, community-minded development parameters.

Sincerely,

Maciej Adamczak
14104 177-219 Mitchell Rd
Erskineville NSW 2043

03-07-2025

From: [REDACTED]
Sent on: Thursday, July 3, 2025 4:41:12 PM
To: council
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Please keep my identity and contact details private

I am a local resident living on Mitchell Road, directly south of the proposed development, and I am writing to formally object to the proposed additional storeys. These changes would have a significant adverse impact on our area, particularly in terms of increased overshadowing, traffic congestion, and a reduction in overall residential amenity.

I also urge the council to reconsider the proposed exterior design. While I understand the intent to reference the area's industrial heritage, the current use of masonry and steel facades is not in keeping with the surrounding residential streetscape. The proposed materials introduce a stark, concrete aesthetic that is at odds with the softer character of the neighbourhood — even the site's previous commercial and industrial buildings did not present such a harsh visual impact. This design approach also undermines the broader planning objective of creating a welcoming, village-style inner-city environment.

I respectfully ask that the scale and design of the development be reviewed to ensure it aligns more closely with the character and needs of the local community.

Thank you.
[REDACTED]

From: Chong Chan

Sent on: Friday, July 4, 2025 9:46:40 AM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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,

I fully support this submission to create more supply of housing close to the city with supporting infrastructure already there to cope with the extra residents these buildings would create. It would also boost the liveliness of the area creating more of metropolis to support local businesses.

Regards,
Chong

From: Peter Gotting

Sent on: Friday, July 4, 2025 9:14:21 AM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Hello,

As an Erskineville resident, I would like to object to this proposal from Coronation to build apartments up to 11 storeys high. This would change the nature of Erskineville in a detrimental way. I live in a six storey building in the Ashmore precinct and am not against this development. But anything above six storeys high would impact natural light and the wind impacts on local residents. It is notable that Macdonald Street and Metters Streets, among others, are wind tunnels - much colder and blustery than surrounding streets on windy days. The higher buildings already impact the local area but six storeys is a nice balance between the need for more housing and keeping the community a nice place to live.

I support the development of the Ashmore precinct and the provision of more housing. The southern entrance to Erskineville station has made a significant difference to allow for an increase to the population in this area. The original 2015 Master Plan should proceed as it is.

Thank you for your time and consideration of these views. Please let me know if there are other ways to become involved in the community feedback around such important developments.

Yours faithfully,

Peter Gotting

Peter Gotting

Phone: [REDACTED]
[REDACTED]

From: Euwen Tham
Sent on: Friday, July 4, 2025 9:10:18 AM

To: dasubmissions
Subject: Submission - D/2025/405 & D/2025/448 - 155 Mitchell Road 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.

To: Michael Stephens

Subject: Objection to Concept DA and Detailed DA – 155 Mitchell Road, Erskineville (D/2025/448 and D/2025/405)

Dear Michael,

I am writing to lodge a **formal objection** to the Concept Development Application and Detailed Development Application for the site at 155 Mitchell Road, Erskineville NSW 2043 (Ref: D/2025/448 and D/2025/405).

I am the owner of 360A Mitchell Road, Alexandria NSW 2015, located directly opposite the proposed development. My concerns relate primarily to the **excessive height, massing, and resulting impacts of Building I**, which, at a proposed height of 10 storeys, is **significantly out of scale with the surrounding built form** and will adversely affect the amenity of both my property and the wider community.

Summary of Key Objections

1. Excessive Height and Massing

Building I's proposed 10-storey height is entirely inconsistent with the character of Mitchell Road, which comprises predominantly 1–3 storey terraces. The development fails to provide an appropriate transition in scale, resulting in a built form that dwarfs the existing residential fabric and creates unacceptable visual bulk. I.e. a 10 storey building directly adjacent to existing 2 storey terraces is not appropriate. The prior design of 4 storeys with a fifth set back was more contextually appropriate. The current proposal does not reflect SEPP (Housing) Principle 2, which requires built form and scale to respect the existing or desired future character of the street and its context. Nor does it adequately address SEPP 65 Design Quality Principles, particularly those relating to scale, streetscape, and urban context.

2. Overshadowing

The increased height will result in significant loss of solar access to properties on Mitchell Road, including my own. Shadow diagrams submitted suggest that by 12pm on 21 June, my property and the remainder of the terraces on Mitchell Road will be completely overshadowed. This will directly impact the use and enjoyment of my private open space and prevent the viable installation of solar panels, which I had planned for environmental and economic reasons.

3. Loss of Privacy / Overlooking

A building of 10 storeys will result in substantial overlooking into neighbouring properties, with no apparent mitigation through screening or design measures. This will significantly reduce privacy for existing residents and is inconsistent with principles of residential amenity.

4. Precedent and Inconsistency with Ashmore Development

The newly completed buildings within the Ashmore precinct fronting Mitchell Road are predominantly 3–4 storeys. Approving a 10-storey building in this location would set an inappropriate precedent and undermine the planning approach already adopted for the precinct. Future development fronting Mitchell Road should remain consistent with this 3–4 storey height envelope as it is not only logical but appropriate to adopt a consistent height all along Mitchell Road.

5. Impact on Community Character

The bulk and scale of Building I are more akin to those found in high-density areas such as Waterloo or Zetland, not Erskineville or Alexandria. This contradicts the masterplan intent for a community-focused, medium-density environment that complements the established character of Mitchell Road.

6. Traffic and Infrastructure Strain

The significant increase in density will place further pressure on Mitchell Road, which is already a high-traffic corridor, and will likely exacerbate congestion and associated safety concerns.

7. Noise Impacts

Higher density inevitably brings increased noise. I note the absence of a building management plan, which would typically address these concerns. It is unclear how potential noise impacts, particularly for adjoining residential properties will be mitigated.

8. Poor Street Interface

The ground plane of Building I does not appear to provide adequate articulation or pedestrian amenity, and lacks a human-scaled interface with the public domain. The design should be revised to include more responsive street frontages and active uses to enhance streetscape character.

9. Affordable Housing and Built Form Balance

While I acknowledge the objectives of the Infill Affordable Housing provisions under the Housing SEPP, any resulting bonus in height and floor space must be balanced against the impact on surrounding properties. At present, that balance is not achieved. A height more in line with neighbouring properties being 3 to 4 storeys would be more appropriate and still enable the delivery of affordable housing within the planning framework.

10. Need for Building Management Strategy

Given the mix of proposed tenures (Build-to-Rent and Affordable Housing), a clear building management plan should be made publicly available to address concerns around long-term maintenance, amenity, and resident mix management.

11. Wind Impacts

The Wind Impact Assessment prepared by SLR Consulting Australia states that the proposed 10-storey Building I will not alter wind conditions along Mitchell Road, particularly at measurement points 55, 59, and 60–63. However, this conclusion appears questionable, given the substantial increase in building height and the absence of any visible wind mitigation strategies in the proposed design. It is unusual for a building of this scale to have no discernible wind management measures, and this raises concerns about the adequacy of the wind modelling and its assumptions.

Suggested Alternative

To address these concerns, I respectfully **propose that the height of Building I be reduced to 3 or 4 storeys**, with additional upper levels set back to reduce visual bulk and ensure **amore gradual transition** to the adjoining low-scale terraces.

Any **lost floor space could be redistributed elsewhere on the site, preferably to the western portion**, where higher buildings have already been approved and are contextually more appropriate.

Conclusion

I urge Council to reconsider the current proposal for Building I, particularly the height, massing, and interface with Mitchell Road, to ensure it better reflects the existing and desired future character of the area and minimises adverse impacts on current residents. I also request that serious consideration be given to the alternative solution proposed above.

Please don't hesitate to contact me should you have any questions or wish to discuss. Look forward to discussing further with you.

Kind regards,

Eu Wen Tham
360A Mitchell Road
Alexandria NSW 2015

From: Bianca Gross
Sent on: Friday, July 4, 2025 9:42:39 AM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

RE: Objection to Proposed Development – Erskineville Ashmore Precinct Blocks F, G, H & I

Reference Numbers: D/2025/405 and D/2025/448

Dear Sir/Madam,

I am writing to formally object to the proposed modifications to the Concept Development Application for Blocks F, G, H & I in the Erskineville Ashmore Precinct.

While I appreciate the intention to deliver new housing, I believe the scale and nature of this proposal will have significant adverse impacts on Erskineville's character, infrastructure, and livability. My concerns include:

Strain on Local Infrastructure, Especially Schools and Health Services

Our public schools and GP clinics are already operating under pressure. Adding hundreds more dwellings without commensurate investment in infrastructure will inevitably lead to overcrowded classrooms, longer waiting times, and diminished community services.

Erosion of Community Character and Housing Affordability

The build-to-rent model often results in a transient population with less connection to the local community. Additionally, these developments typically lack family-sized dwellings and rent at a premium, further exacerbating housing affordability issues for long-term residents.

Excessive Building Heights and Overshadowing

The proposed increases in building height—up to 43% higher than originally approved—will overshadow existing homes, block views, and reduce access to sunlight in public and private spaces.

- Block F: Up to 9–11 storeys (previously 7–8)
- Blocks G & H: Up to 9–11 storeys (previously 7–8)
- Block I: Up to 7 storeys (previously 4)

This level of intensification is fundamentally inconsistent with the historic, low-rise character of Erskineville.

Reduced Parking and Increased Congestion

While reduced parking is presented as a sustainable measure, in reality it will further strain already limited on-street parking. Local streets are already congested, and additional residents without adequate parking provisions will only worsen the problem.

Loss of Views and Sunlight

The increased height and bulk of the proposed buildings will permanently impact the outlook, natural light, and sense of openness that define this neighbourhood.

In Summary, this proposal is an overdevelopment that prioritises developer incentives over the wellbeing of the existing community. I urge Council to reconsider the scale and design of this project to ensure it aligns with Erskineville's established character and capacity.

Please accept this letter as my formal objection to this development proposal. I request that Council give serious consideration to these concerns before any decision is finalised.

Kind regards,

Bianca Gross

7605/177-219 Mitchell Road



From: Xinyuan Yao
Sent on: Thursday, July 3, 2025 7:27:42 PM
To: dasubmissions
Subject: Submission - D/2025/405 - 155 Mitchell Road 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 a resident and owner of a terrace in Erskineville. I am writing to express my concern in the application to raise the height limit of the apartment. I am against the proposal for the following reasons:

- The trains during morning and evening peak hours are already at capacity. In fact, sometimes people are unable to get onto the trains and have to wait for the subsequent service
- Parking is already very difficult in the area
- It is out of character of the area where all the apartments are 7 floors and below, this might set precedence for future development
- This is not in line with the Ashmore precinct plan

While I recognise the importance of increasing access to affordable housing, I am concerned that the term is being used as a planning mechanism to bypass established height and density controls, rather than as part of a genuine, integrated housing strategy.

For these reasons, I respectfully request that the Council reject the proposed increase in height and number of units unless significant modifications are made to address community needs and concerns.

I appreciate your consideration of my concerns and trust the planning process will respect existing residents and the future livability of our neighbourhood.

Xinyuan

From: Tristin Hanna

Sent on: Thursday, July 3, 2025 7:34:45 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

As a resident of Erskineville, I strongly oppose this application. While I understand the need for housing, buildings of this height and scale will ruin the character of our neighbourhood, making it akin to the high rise of Zetland.

Tristin

From: Chris Thistlethwaite
Sent on: Thursday, July 3, 2025 7:34:54 PM
To: dasubmissions
CC: Daniel Kowalski
Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Good Evening

As a resident of Rochford Street, I am strongly opposed to the development of an 11 storey apartment complex on 155 Mitchell Road.

This height of building is not in keeping with the rest of Erskineville and surrounding infrastructure. I would request this is not approved and instead a building height of 6-8 levels only is accepted. An 11 storey building would significantly impact other residential buildings nearby which were all approved at a maximum height of 8 floors. Eleven story buildings will cause reduced sunlight and have a negative impact on the existing buildings. It is completely out of step with other residential buildings. The developer needs to proceed with delivering the agreed-upon buildings outlined in the 2015 Master plan. The entire Ashmore Estate is set to become one of, if not the most densely populated, urban developments in Sydney. It doesn't need more height; it needs to get built, and the job of bringing the local infrastructure up to standard to support the community is what really needs attention.

Furthermore, Mitchell Road is already significantly bottlenecked with traffic and cannot accommodate a significant increase in traffic. This scale of this proposed residential building will result in high congestion that has not been designed for with roads surrounding [155 Mitchell Road](#) and the services that need to access the area.

We strongly oppose.

Chris Thistlethwaite and Daniel Kowalski

From: [REDACTED]
Sent on: Thursday, July 3, 2025 9:59:20 PM
To: City of Sydney
Subject: Objection to Proposed Local Development Plan – Ref: D/2025/405 and D/2025/448

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 request that ALL identifying information about me be kept private, including my name, surname and email.

Reference number:

D/2025/405

Address

155 Mitchell Road ERSKINEVILLE NSW 2043

and

D/2025/448

Address

155 Mitchell Road ERSKINEVILLE NSW 2043

Dear Sir/Madam,

I am writing to formally object to the proposed developments referenced D/2025/405 and D/2025/448.

While the original proposal was accepted by the community, the new plans significantly alter the nature and scale of the development. The proposed developments would significantly increase the population of Erskineville and Alexandria, potentially adding many new apartments and residents. Such a large-scale development is unsustainable in terms of road congestion, public transportation, childcare, education, and medical facilities in the vicinity of the proposed development.

Mitchell Road is already heavily congested, particularly during rush hours and weekends. Additional traffic will worsen road safety, particularly for pedestrians and cyclists. Public transport is overcrowded, and adding hundreds of new residents will only worsen the situation. The local infrastructure cannot cope with such an increase. Schools in the area are already at capacity, and no new provisions have been outlined. There are no plans to add more GPs, post office services and parking infrastructure. Please visit Sydney Park over the weekend, and you will realise that the neighbourhood is already at full capacity; the park is overcrowded, parking is impossible, and the strain on shared public spaces is clearly visible. Adding more high-density housing will only exacerbate this situation.

This development threatens to change the character of our neighbourhood irreversibly. What was once a quiet, balanced area is rapidly becoming overwhelmed. We fear our community is being **ignored** in favour of unsustainable growth.

I understand that the city must grow and evolve - that's why **THIS** large-scale residential complex at 155 Mitchell Rd is already underway. However, this latest proposal represents a drastic and unnecessary escalation that will seriously disrupt the existing community. The need for more affordable housing is undeniable, but if developers were truly acting in the public interest rather than driven by profit, they would have ensured that a greater proportion of the homes in the **current** plan were designated as affordable. Let's be honest: developers are not saving lives - they are chasing margins. **And Sydneysiders are tired of being pushed aside for the sake of short-term profit. We have enough.**

I urge you to reject these revised proposals. Please consider the voices of local residents who live with the consequences of these decisions every day.

Kind regards,

[REDACTED]

From: [REDACTED]

Sent on: Thursday, July 3, 2025 10:57:19 PM

To: City of Sydney

Subject: OBJECTIONS TO D/2025/448 AND D/2025/405 AT 155 MITCHELL ROAD; ERSKINEVILLE, N.S.W. 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.

PRIVACY: Please keep confidential my name, landline, mobile telephone number, email address and street address.

Dear Sir.

Height: I object to the proposed increase in the heights of Buildings F, G, H & I as outlined in the Revised Amending Concept - clause 4.6 (height)

Under the Housing SLEPP 2112 the building height may be increased by up to 30% in order to provide for up to 15% of the total housing to be affordable housing. The developer has increased the height allowance for all buildings by 30% and shows this in tables on pages 9 & 10 of the document, **"Amending Concept Development Application"**. I support the developer receiving approval for this increase.

It is also possible for the developer to seek an increase of 10% in height if the building meets design excellence standards. At present a developer may access only one of these two possible height extension's; not both of them. This developer seeks to access both of these height extensions on the assumption the State Government will approve the Council of the City of Sydney's request to amend the City of Sydney's Competitive Design Policy to permit both extension's to be used giving a maximum height extension of 40%.

I do not support this application to use height extension methods when this is contrary to current law.

The developer is not satisfied with 40%, he wants more and designed the buildings to exceed the 40% from both provision's in the SEPP. The justification for this is that the Council of the City of Sydney has required the provision of amenities (gardens, sitting areas, shade structures) on the rooftop of each building. In effect, the developer is saying that this ought not be counted as additional height when presenting this height increase proposal.

In conclusion; I support the heights shown as **"Maximum Permissible Heights"** in tables 9 & 10.

Affordable Housing: I object to the proposal to place all the affordable housing in one building.

The developer proposes to place all of the affordable housing in building H and to keep them available for rent in perpetuity; however, there is no indication of what time span satisfies "perpetuity". Nor is there any indication of what usable lifespan these buildings will be expected to meet. SLEPP provision's require affordable rental housing to be retained for 15 years.

All of the evidence I have seen is critical of developments which segregate home owners and normal renters from affordable housing designed for **very low, low and moderate income households**. In most cases of this kind, which can be described as **Economic Class Segregation**, leads to discrimination, made easy by the clear demarcation of households based on income.

I support the inclusion of 30% affordable housing spread evenly across buildings F, G, H, and I.

Yours Sincerely;

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Kristal Wan

Sent on: Friday, July 4, 2025 9:57:10 AM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

Too high and will affect traffic congestion

Get [Outlook for iOS](#)

From: Bianca Gross
Sent on: Friday, July 4, 2025 9:41:57 AM
To: dasubmissions
Subject: Submission - D/2025/448 - 155 Mitchell Road 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.

RE: Objection to Proposed Development – Erskineville Ashmore Precinct Blocks F, G, H & I

Reference Numbers: D/2025/405 and D/2025/448

Dear Sir/Madam,

I am writing to formally object to the proposed modifications to the Concept Development Application for Blocks F, G, H & I in the Erskineville Ashmore Precinct.

While I appreciate the intention to deliver new housing, I believe the scale and nature of this proposal will have significant adverse impacts on Erskineville's character, infrastructure, and livability. My concerns include:

Strain on Local Infrastructure, Especially Schools and Health Services

Our public schools and GP clinics are already operating under pressure. Adding hundreds more dwellings without commensurate investment in infrastructure will inevitably lead to overcrowded classrooms, longer waiting times, and diminished community services.

Erosion of Community Character and Housing Affordability

The build-to-rent model often results in a transient population with less connection to the local community. Additionally, these developments typically lack family-sized dwellings and rent at a premium, further exacerbating housing affordability issues for long-term residents.

Excessive Building Heights and Overshadowing

The proposed increases in building height—up to 43% higher than originally approved—will overshadow existing homes, block views, and reduce access to sunlight in public and private spaces.

- Block F: Up to 9–11 storeys (previously 7–8)
- Blocks G & H: Up to 9–11 storeys (previously 7–8)
- Block I: Up to 7 storeys (previously 4)

This level of intensification is fundamentally inconsistent with the historic, low-rise character of Erskineville.

Reduced Parking and Increased Congestion

While reduced parking is presented as a sustainable measure, in reality it will further strain already limited on-street parking. Local streets are already congested, and additional residents without adequate parking provisions will only worsen the problem.

Loss of Views and Sunlight

The increased height and bulk of the proposed buildings will permanently impact the outlook, natural light, and sense of openness that define this neighbourhood.

In Summary, this proposal is an overdevelopment that prioritises developer incentives over the wellbeing of the existing community. I urge Council to reconsider the scale and design of this project to ensure it aligns with Erskineville's established character and capacity.

Please accept this letter as my formal objection to this development proposal. I request that Council give serious consideration to these concerns before any decision is finalised.

Kind regards,

Bianca Gross

7605/177-219 Mitchell Road



From: Jane Phillips
Sent on: Friday, July 4, 2025 7:20:50 AM

To: City of Sydney
Subject: D/2025/405

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,

Sending a concern regarding

D/2025/405.

The complex will add 9 and 11 story apartments to a low-rise area, adding to the growing congestion of traffic to the area.

The integrity of the original approvals should be maintained allowing for lower story levels, to alleviate an increasing density issue.

Regards

Jane Phillips
Park Sydney resident

From: Alex Cook
Sent on: Friday, July 4, 2025 11:10:14 AM

To: dasubmissions

Subject: ATTN: Michael Stephens. Objection to Concept Development Application and Detailed Development Application - 155 Mitchell Road, Erskineville NSW 2043 (D/2025/448 and D/2025/405)

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,

Hope you are well. I'm writing to present arguments against the Proposed Development at 155 Mitchell Road, Erskineville. The concerns primarily revolve around the impacts on residential amenity, traffic, and the character of the existing neighbourhood. The argument is not against the completion of the development but rather than new amendment which will see the buildings unjustifiably increasing in height from 4 stories to 11 storeys

1. Overshadowing

The proposed development, with its significant increase in height and density, poses a substantial risk of overshadowing existing properties on Mitchell Road, particularly three-story townhouses. While the Statement of Environmental Effects (SEE) and Architectural Plans (AP) mention solar access, the sheer scale of the new buildings (up to 11 storeys in some sections, as per AP Section 3.1 and 3.6) compared to the existing low-scale residential character of Mitchell Road suggests that sunlight to private open spaces and living areas of adjacent townhouses will be significantly reduced, especially during the critical winter months. This loss of solar access will negatively impact the liveability and energy efficiency of these homes. Further, the existing homes on Mitchell Road and even Belmont Street will lose a considerable amount of sunlight due to this proposal.

2. Loss of Privacy

The increased height and density of the proposed development will inevitably lead to a significant loss of privacy for residents of three-story townhouses on Mitchell Road. The Architectural Plans (Section 5.4) indicate building separation distances and the use of translucent glass or privacy screens in some areas. However, with buildings reaching up to 11 storeys (AP Section 3.1), direct overlooking into private yards, balconies, and even internal living spaces of adjacent townhouses is highly probable. The proposed solutions, such as translucent glass, may mitigate direct views but can still result in a sense of being overlooked and a reduction in the perceived privacy of one's home. This is particularly concerning for multi-story dwellings where upper-level windows will have direct sightlines into the new development.

3. Increased Traffic Congestion and Parking Issues

The proposed development includes 577 apartments and 5,125m² of retail floorspace (SEE Section 1.0, Development Summary). While the plans propose 379 car parking spaces (SEE Section 9.7), this significant increase in residential and retail density will undoubtedly lead to a substantial increase in traffic movements on Mitchell Road and surrounding local streets. Mitchell Road is already described as a "busy, noisy road" (SEE Section 2.5). The influx of additional vehicles, including residents, visitors, delivery trucks for the supermarket and retail, and service vehicles, will exacerbate existing traffic congestion, particularly during peak hours. This will negatively impact the daily lives of existing residents, making ingress and egress from their properties more difficult and increasing noise and air pollution. Furthermore, despite the proposed parking, the sheer volume of new residents and retail activity may lead to increased on-street parking demand in an already constrained residential area, further impacting the amenity of the neighborhood. The traffic report is also from 2021 which was during COVID and at a time of increased lockdown when far fewer vehicles were on the roads than are now, as such that report is inconsequential and out of date.


4. Negative Impact on Neighborhood Character and Visual Amenity

The proposed development significantly deviates from the established low-scale residential character of Mitchell Road and the adjacent Cooper Estate Conservation Area. **The Sydney Development Control Plan (SDCP) 2012, as referenced in the Statement of Environmental Effects (Section 2.7), specifically calls for "Low buildings**

fronting Mitchell Road." The proposed heights, reaching up to 11 storeys (AP Section 3.1), are a stark contrast to the predominantly two and three-story townhouses and detached houses in the immediate vicinity. While the Architectural Plans (Section 3.3) attempt to mitigate bulk through stepped street walls and varied materials, the sheer scale of the development will be visually overwhelming and out of character with the existing streetscape. This will fundamentally alter the visual amenity of the neighborhood, diminishing the residential feel and sense of community for long-term residents.

I look forward to your response and would happily engage further on a more progressive and amenable community plan.

Thanks,
Alex Cook


Owner 358B Mitchell Road, Alexander NSW 2015

From: Kristen Dumitrescu

Sent on: Friday, July 4, 2025 10:42:42 AM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To whom it may concern

As a resident of Erskineville, I have concerns about the development above.

While I am supportive of increasing density where appropriate to relieve housing pressure, this complex appears to take this to the extreme. It will bring a significant number of new residents to Erskineville, a suburb that does not have the infrastructure or facilities to support this, e.g. trains (currently already packed at peak hour), schools (at capacity), traffic (significant traffic already on Swanson St, Mitchell Rd, etc).

The height of the development (up to 11 stories) is also out of character for Erskineville, being significantly higher than existing developments in the area. We have concerns about overshadowing and loss of historic character, which is particularly relevant in a heritage conservation area like Erskineville.

To summarise, I am supportive of increase housing opportunities in Erskineville, provided that this is done in a way that supports the existing character and amenity of the suburb. In my view, the proposed development does not do this.

Please don't hesitate to contact me if you require further information.

Kristen

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 11:36:43 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Michael Lewis

Sent: Thursday, 3 July 2025 6:46 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

I have submitted a proposal to halt this development based on several concerns. Firstly, the proposed height of the development is excessive and will destroy the village atmosphere of Erskineville. Secondly, the current traffic situation is already congested, and this development will exacerbate the problem. Lastly, there are insufficient facilities in the area, including supermarkets, schools, and other essential services, to support the increased population.

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 11:36:54 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: James Evans

Sent: Thursday, 3 July 2025 7:14 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 City of Sydney

As a local resident I am fully in support of this application and encourage the City to consider this a positive step towards addressing the housing crisis.

Kind regards

James Evans

2 Nassau Lane, Erskineville

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 11:37:15 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: [REDACTED]

Sent: Thursday, 3 July 2025 7:42 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Planning team,

I am a long-time resident and recent apartment owner of [REDACTED] /153 Mitchell Road, Erskineville NSW 2043, and I strongly object to the proposed increase in building height for this development.

The revised height is excessive, rising to 11 storeys-well above the maximum of 8 storeys that has been maintained across surrounding buildings. This change is not in keeping with the character or planning intent of the area and will have a direct and negative impact on my new apartment in Cascade 3, which currently enjoys an open outlook across this site. When I purchased my property, I was explicitly informed by the developer that no building on this site would exceed eight storeys. The proposed increase is a clear deviation from that commitment.

The developer should proceed with delivering the agreed-upon buildings outlined in the 2015 Master Plan. This development should have been completed by now, but delays-largely due to the developer-have stalled progress. This delay hinders the liveability of the space which already has been severely delayed

The development is already set to become one of the most densely populated urban precincts in Sydney. What it does not need is more height; what it does need is timely delivery and a serious focus on upgrading local infrastructure to support the growing community.

While I appreciate the need for new housing and thoughtful urban growth, this proposed amendment seems motivated more by increased profit than by community benefit. It shows little regard for the amenity of existing residents or the planning principles originally put in place. The fact this development is held up again as the developers attempt to squeeze more out of the site astounds me. The developer needs to get on with the finalising of this space so the residents can move forward and get on with living in the area.

I urge you to reject this amendment and hold the developer accountable to the original, agreed-upon plans.

Kind regards,

[REDACTED]

[REDACTED] /153 Mitchell Road

[REDACTED]

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 11:38:04 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Keiran O'Sullivan

Sent: Friday, 4 July 2025 8:25 AM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To Whom It May Concern,

I am a resident of 106/2 Pearl Street, Erskineville and have been living as in Erskineville as a renter since 2021. I fully support the development application.

High density housing is the only way to improve housing affordability and this development goes in some way to advance that cause.

Sincerely,

Keiran O'Sullivan

Email: [REDACTED]

Mobile: [REDACTED]

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 11:37:33 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Kelly Brown

Sent: Thursday, 3 July 2025 9:18 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

I would like to oppose the high storey of ~11 storeys.

I feel that the community and feel of the suburb does not need a high level storey building as being proposed

Sent from my iPhone

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 11:37:25 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Laura Brindle

Sent: Thursday, 3 July 2025 8:45 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Michael,

I am writing as a concerned local resident to formally object to Development Application D/2025/405. The proposal, as submitted, fails to demonstrate how it will meet the current and future needs of the community in line with the City of Sydney's planning principles—particularly those relating to infrastructure, liveability, and social equity.

Key areas of concern include:

1. Lack of Infrastructure Planning

The application does not include any meaningful provision for essential community infrastructure, despite a significant increase in residential density. Specifically:

- * No mention of investment in primary or secondary school capacity, despite known constraints in the local education system and limits on Erskineville Public School development due to heritage building status.
- * No plans to increase medical infrastructure, such as GP clinics, emergency care, dental practices, or allied health services, despite increases in time to get appointments locally.
- * No meaningful enhancement of public open space or green areas, essential for health, wellbeing, and ecological sustainability.
- * No upgrades proposed to bring the surrounding pedestrian environment up to Council's Walkable Neighbourhoods standard or improve active transport connectivity.

2. Poor Traffic and Urban Amenity Outcomes

The proposal appears to prioritise traffic engineering over urban liveability:

- * Planning documents suggest an increase in signalised road crossings—a reactive measure that fails to address the root issue of vehicle congestion.
- * The development is likely to create or worsen rat runs through neighbouring streets, contrary to the City's transport hierarchy, which places walking, cycling, and public transport ahead of car use. We have reduced train services to Erskineville and Maddox Street already gets too congested during morning and evening rush hours.
- * There is no commitment to streetscape upgrades or integration into the City's broader Sustainable Sydney 2030 and 2050 visions.

3. Misaligned Housing Approach

The residential component raises serious equity concerns:

- * The developer proposes a build-to-rent block, a model that places long-term control of rental pricing in the hands of private entities or community housing providers. This risks driving up local market rents and provides little housing security.
- * The application includes inadequate levels of social, affordable, or ageing-in-place housing, and no provision for public housing—failing to meet the City's goals around housing diversity and inclusion.
- * The offer to offset increased building height by reducing commercial tenancies is an insufficient trade-off that removes job opportunities and reduces mixed-use vibrancy, offering no real public benefit.

This proposal does not reflect the aspirations or planning benchmarks set out in Council's own strategic documents, including the Central Sydney Planning Strategy, Sustainable Sydney 2030/2050, and Greening Sydney Strategy. Without tangible commitments to public benefit, it represents a missed opportunity and should not proceed in its current form.

Increasing the scope of the project is also likely to increase the duration of the already overdue completion.

I urge Council to reject Application D/2025/405 until significant amendments are made to support local infrastructure, affordable housing, and a walkable, inclusive neighbourhood in line with City of Sydney objectives.

Sincerely,
Laura Brindle

213 Lawrence Street, Alexandria 2015

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 11:38:20 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Oskar Sachs

Sent: Friday, 4 July 2025 11:22 AM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

I live adjacent to this proposed development and object to the proposed new building height.

Our street is already compromised in terms of lack of parking, excessive speeding and noise from traffic and I believe this new proposal will only make matters worse.

Oskar Sachs

207B/5 Hadfields Street

Erskineville NSW 2043

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 11:37:03 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Matthew Holmes

Sent: Thursday, 3 July 2025 7:19 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 Council,

I would like to object to this proposal on the grounds of the increased building heights.

7-8 stories has been more than enough for surrounding buildings. Higher would ruin the aesthetic and vibe of the area and the view from the top of Sydney Park which brings many to the area.

I am equally concerned about the overshadowing the extra levels would create, traffic congestion, lack of street parking and amenities. It is already becoming a very busy area for traffic, lack of parking and the trains at Erskineville are getting extremely crowded. It would be a mistake to add to this.

I don't want the nice inner city suburb of Erskineville to become the next Green Square full of tall towers and more congested.

8 stories is great, adds to housing supply, and is in keeping with the area. Would love it to be built, but no higher than other buildings in the area please.

Please deny any request to extend the building heights above 8 stories.

Thank you
Matthew Holmes
Erskineville resident

From: Darren Youles
Friday, July 4, 2025 1:27:39 PM
Sent on: dasubmissions
To: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention
Subject: Michael Stephens

Attachments: Submission - D_2025_448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens.pdf (154.18 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 Mr Stephens,

Please find a detailed objection to **Development Applications D/2025/448 – 155 Mitchell Road ERSKINEVILLE NSW 2043 & Objection to Amending Concept Development Application D/2015/966.**

These proposals as they stand will have a comprehensive negative impact on my property on Mitchell Road, and I implore you to consider these impacts and reject these plans or they are significantly revised.

Thank you in advance for your consideration to this matter.

Kind regards,
Darren Youles


Confidential communication
Westpac Banking Corporation (ABN 33 007 457 141, AFSL 233714)
Westpac Institutional Bank is a division of Westpac Banking Corporation

Darren Youles

Unit 29 / 300 Mitchell Road
Alexandria NSW 2015

[REDACTED]

[REDACTED]

4 July 2025

City of Sydney

GPO Box 1591
Sydney NSW 2001

**Re: Objection to Development Applications D/2025/448 – 155 Mitchell Road ERSKINEVILLE
NSW 2043 & Objection to Amending Concept Development Application D/2015/966**

Dear General Manager,

I am writing to lodge a formal objection to Development Application **D/2025/448 & D/2015/966** submitted by **Coronation Property Co Pty Ltd**, concerning the proposed amendments to the Concept Consent (D/2015/966) for **Blocks F, G, H, and I at 155 Mitchell Road**, Erskineville, NSW 2043.

The reasons for my objection are as follows:

1. Excessive Height and Loss of Sunlight

The proposal:

- Exceeds height limits under the local LEP (Local Environmental Plan) or DCP (Development Control Plan).
- Is out of character with surrounding buildings.
- Contributes to overdevelopment of the site – does not align with existing or desired streetscape.
- Causes an excessive shadow cast on neighbouring properties (especially private open space or solar panels).
- Reduces solar access to adjacent homes, parks, or public areas. **My property will lose direct sunlight, reducing the quality of life within the unit.**
- Breaches sunlight access rules in the DCP (e.g., minimum 3 hours sunlight to private open space).

2. Loss of Heritage Transition and Local Character

The proposal:

- Has poor internal layout, lack of cross-ventilation, or poor building articulation.
 - Provides no contribution to public domain (e.g., footpath widening, landscaping, plazas).
 - Is incompatible with surrounding heritage conservation area or nearby heritage-listed properties.
 - Disrupts established architectural character or historical significance of the area.
-

3. Traffic and Transport Impact

This proposal:

- Increases traffic congestion in surrounding streets.
 - Provides inadequate on-site parking (leading to spill over into residential streets).
 - Has insufficient loading/unloading or service vehicle space.
-

4. Amenity and Infrastructure Pressure

The proposal will exacerbate:

- Noise from communal areas, mechanical equipment, car parks, or rooftop spaces.
 - Late-night activity in commercial/mixed-use developments.
 - Construction noise over extended periods.
-

5. Loss of Privacy

This proposal:

- Will cause considerable loss of privacy due to windows, balconies, directly overlooking or into my living areas.
 - Provides inadequate setbacks or screening measures.
 - Impacts on reasonable privacy expectations.
-

Requested Action

I respectfully request that Council:

- **Refuses the current amendment proposal D/2025/448 & D/2015/966** in its current form.
- **Requires a revised DA** that better aligns with the existing planning framework and neighbourhood character.

I encourage the Council to thoughtfully evaluate the concerns raised by residents and to consider the long-term impacts of approving this development. I respectfully request that **Development Applications D/2025/448 and D/2015/966** be either rejected or substantially revised to address these issues.

Yours sincerely,



Darren Youles

From: Planning Systems Admin

Sent on: Friday, July 4, 2025 1:14:24 PM

To: DASubmissions

Subject: FW: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

-----Original Message-----

From: Justin Lin

Sent: Friday, 4 July 2025 12:04 PM

To: DASubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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 City of Sydney Planning Team,

I am writing as a concerned resident to formally object to the proposed modifications to the Erskineville Ashmore Precinct Blocks F, G, H, and I (Development Applications D/2025/405 and D/2025/448), specifically the plans to substantially increase building heights across these sites.

This proposal threatens the amenity, character, and liveability of our community. I wish to outline several key concerns:

1. Excessive Building Heights and Overshadowing:

The proposed increases-up to 11 stories in some blocks-are significantly out of step with the originally approved plans and Erskineville's established low-rise character. These changes would dramatically increase overshadowing of existing homes and public spaces, block vital sunlight, and negatively affect residential amenity and community enjoyment of outdoor areas.

2. Strain on Local Infrastructure:

Our local schools and GP services are already under pressure. Additional high-density housing without matched investment in infrastructure will inevitably result in overcrowded classrooms and overstretched health services. These are critical services for local families and must not be overlooked.

3. Loss of Community Character and Cohesion:

Build-to-rent developments often fail to support long-term community stability. The absence of family-sized dwellings and the high cost of rental units can foster a transient population and further exacerbate the existing housing affordability crisis.

4. Insufficient Parking Provision and Traffic Congestion:

The proposed reduction in on-site parking may seem aligned with sustainability goals, but in practice it is likely to worsen traffic and parking issues in surrounding streets. I live on Hadfields Street, which already experiences frequent speeding, excessive traffic noise, and a heightened risk of pedestrian injury. Increasing the local population density without addressing traffic and safety concerns will only intensify these problems and put residents at further risk.

This development, as currently proposed, is out of character with the unique, heritage-rich identity of Erskineville. I urge the City of Sydney to reject the proposed modifications and uphold the community's vision for a liveable, sustainable, and inclusive neighbourhood.

Thank you for considering this submission.

Yours sincerely,

Justin Lin
Hadfields Street, Erskineville

From: Radhika Kumar Singh
Sent on: Friday, July 4, 2025 1:55:33 PM

To: dasubmissions

Subject: OBJECTION: Submission - D/2025/405 - 155 Mitchell Road 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.

To whom it may concern

I am seriously concerned regarding the proposal to increase the height of this development and increase capacity in an already congested suburb where parking and traffic is a nightmare since these developments commenced.

The proposal will cause further issues such as:

- block sunlight for already existing homes across the streets.
- more strain and stress on infrastructure and community
- Damages the character and beauty of this precinct.
- Does nothing for the affordability crisis as these places can only be afforded by premium clientele and not by people who are homeless or can't afford the expensive rent.
- most of the current apartments are occupied by Asians and this place is now starting to look like another Mascot. We are losing a beautiful diverse community.

Regards
Radhika

From: [Nicole Rawson](#)
To: [DASubmissions](#)
Subject: Submission - D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Date: Thursday, 3 July 2025 4:46:18 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.

Hi,

I would like to oppose this excessive building height request. Erskineville cannot support further infrastructure changes. This will impact the pricing of housing and make it a less desirable area to live. The traffic and parking in Erskineville is already overflowing and struggling.

Schools and daycares are already stretched too thin.

This will have a significant impact on the village environment we currently have.

Thank you for your time,
Nicole Bollinger

From: Liz Zacka

Sent on: Friday, July 4, 2025 3:59:37 PM

To: dasubmissions

Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

Attachments: Request to object to Proposed Development Application_D.2025.448 & D.2025.405_Zacka.docx (20.63 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.

Hello,

Please see attached my objection letter regarding two recent development applications [D/2025/448](#) and [D/2025/405](#).

I am strongly opposing the intended significant increases to the building heights of these development from 3 stories to 7-11 stories and urge council to consider the impact to residents.

Thank you,
Liz Zacka

Liz Zacka
Unit 40 / 300 Mitchell Road
Alexandria NSW 2015
[REDACTED]

3rd July 2025

City of Sydney
GPO Box 1591
Sydney NSW 2001

Re: Objection to Development Applications D/2025/448 – 155 Mitchell Road ERSKINEVILLE NSW 2043 & Objection to Amending Concept Development Application D/2015/966

Dear General Manager,

I'm writing to lodge a formal objection to Development Application **D/2025/448 & D/2015/966** submitted by **Coronation Property Co Pty Ltd**, concerning the proposed amendments to the Concept Consent (D/2015/966) for **Blocks F, G, H, and I at 155 Mitchell Road**, Erskineville, NSW 2043.

Excessive Height and Loss of Sunlight

Excessive shadow will be cast on our property significantly impacting sunlight access.

Our apartment is on the top floor and west facing. Due to our building design our private open balcony space currently has sunlight access (without shadow casts) from approx 11am – sunset – it relies on the access coming from the west aspect.

This proposal will impact the sunlight access significantly resulting in the balcony space likely to be in permanent shadow, which breaches sunlight access rules in the DCP (minimum 3 hours sunlight to private open space).

Traffic and Transport Impact

Mitchell Road already experiences an extremely high volume of traffic that residents contend with, traffic pressure has already been impacted in the street with significantly underutilised bike lanes that encroach on the road capacity and this proposal will exacerbate that congestion even further, adding strain on available parking (due to the inadequate onsite parking) leading to spillover in nearby streets and will chokehold traffic on what needs to be a key arterial road connecting city to south.

Loss of Privacy and Overlooking

As a top floor resident this new proposal will impact our reasonable expectations to privacy in our windows, living areas and in particular rooftop balcony space – this is a value point of our apartment and will significantly reduce our property value should the privacy of the property be impacted so heavily.

Infrastructure Strain

The population increase will impact public transport (in particular the volume needing access to Route 308 to the city) which is already at capacity during workdays.

Height, Bulk, and Scale

The new proposed height of the building is an overdevelopment of the site – does not align with existing or desired streetscape.

Requested Action

I respectfully request that Council:

- **Refuses the current amendment proposal D/2025/448 & D/2015/966** in its current form.
- **Requires a revised DA** that better aligns with the existing planning framework and neighbourhood character.

I encourage the Council to thoughtfully evaluate the concerns raised by residents and to consider the long-term impacts of approving this development. I respectfully request that **Development Applications D/2025/448 and D/2015/966** be either rejected or substantially revised to address these issues.

Yours sincerely,

Liz Zacka

From: Callum Jones-Bray

Sent on: Friday, July 4, 2025 4:58:45 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To whom it may concern,

I wanted to write to flag issues with the increased size of this proposal.

Being an apartment owner next door in 177-219 Mitchell road, it is already a difficult area to navigate by car over the course of the week due to the density of units with underground car parking. Simply put, Mitchell road is at bursting point so to add this many apartments would break the dam.

Secondly, local infrastructure is completely unsuitable for the current volume of residents let alone this many more. Whether it is St Peter's or Erskineville station, both are frequently overcrowded at rush hour on most days.

Thirdly, the size and scale of the development far outstrips anything else in the vicinity and would be totally out of keeping with the current area.

I am not opposed to apartments on the site but the size of this development will put undue stress on the area without a complete rework of local infrastructure which should be planned and completed in advance, not after this small town pops up.

Thanks

Callum Jones-Bray
8608/177-219 Mitchell Road

Sent from my iPhone

From: Kiel Horton
Sent on: Friday, July 4, 2025 5:59:28 PM

To: dasubmissions
CC: Danielle Horton
Subject: Objection to development applications: 155 Mitchell Road, Erskineville NSW 2043 (D/2025/448 and D/2025/405)

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 Council Planning Team,

I am writing to formally object to the proposed developments under Development Applications D/2025/448 and D/2025/405 for 155 Mitchell Road, Erskineville. As local resident for 12 years, and owner of a property facing the proposed Block I for 7 years, I am directly affected by these amendments and have significant concerns should they proceed.

1. Material departure from the agreed upon plan

As a resident who accepted and supported the original Ashmore proposal in good faith, I feel misled that the amendments are now being made that clearly will erode trust in the initial process.

The original planning framework was developed with community consultation and a balance between growth and livability. Approving this amendment would set a concerning precedent and diminish public confidence in the strategic planning process.

2. Significant overshadowing

Shadow diagrams from the Statement of Environmental Effects (p79) highlight that my property will experience a material reduction in natural light resulting from overshadowing from Block I. Should this pass, my property will effectively be fully in shade from 12pm, likely violating the City's own solar access provisions and minimum standards for adjacent dwellings. This will negatively affect my family's quality of life and energy efficiency of mine and surrounding properties.

3. Parking shortfall

With low on-site parking space ratios as it stands, this dramatic increase in units will clearly push spillover parking onto surrounding residential streets that cannot meet demand for parking. Being able to access street parking has become materially more difficult since the earlier Ashmore phases have been completed, and this will greatly increase this issue further.

Increased traffic volumes will also place further strain on Mitchell Road, which already experiences major bottlenecks during peak times.

4. Urban wall

The proposal introduces excessive visual bulk that undermines the established low- to mid-rise character within the Erskineville village. Further, the design lacks any appropriate transition to nearby built forms and will create a monolithic urban wall along Mitchell Road. This is not aligned with the original Ashmore Precinct planning framework.

In summary, these proposed changes are extremely disappointing as a resident who has lived through years of disruption from precinct redevelopment. I urge Council to refuse these amendments, or require substantial redesign to address the issues highlighted above.

Sincerely,
Kiel Horton

From: Damien Moore

Sent on: Friday, July 4, 2025 6:03:23 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To whom it may concern,

I am writing as I am against the proposed changes as advertised in the above development application.

The initial development application was done as the building heights matched the surrounding built environment that Erskineville has become.

The additional height requested will not only embolden future developments to seek to vary their maximum permissible heights, but put massive strain on the surrounding streets, buses and train routes which are already stretched.

If the developer wants to build a larger building, they can find an appropriate site in a suitable location.

Kind Regards,

Damien Moore

From: Jessica Xu

Sent on: Friday, July 4, 2025 10:56:29 PM

To: dasubmissions

Subject: Submission - D/2025/405 - 155 Mitchell Road 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.

To whom it may concern,

I am writing to express my concern and alarm about the proposed development.

There are several reasons to my objection:

- it significantly changes the character of the suburb as although there are already apartments, the unusually high nature of the proposed building represent a stark change from the much more thoughtful, lower apartment developments
- there are the real issues of shadowing over other dwellings in the area
- the services and infrastructure of the area are stretched already and will not cope well with high rise apartment population increases
- it may set a precedent for further very tall apartments which are not suitable for the infrastructure of the area

Thank you for your consideration.

Kind regards,
Jessica Xu

From: Planning Systems Admin
Sent on: Monday, July 7, 2025 11:30:11 AM
To: DASH@nsw.gov.au
Subject: WID 2025-05

From: Tarryn Hill-Coxworthy
Sent: Sunday, 6 July 2025 10:44 AM
To: Michael Stephens
Subject: U2025/405

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.

Opposition to additional floors in the Erskineville Development

Bus Routes already exceeding capacity (for years)

The 370 bus and the 308 bus are already over capacity. These buses serve Mitchell Road. They regularly exceed the legal limit and are dangerous for standing passengers. Regularly too full to pick up more passengers - and so jammed people struggle to exit at their stop.

attach photos I have submitted to transport for NSW in the past in (370 in March and June 2023) the situation has not improved in years. New builds along the route in Zetland and Rosebery (with no car parking) have just neutralised any efforts Transport for NSW have tried to improve the service. Try getting a bus at 8am when UNSW, USyd and local schools are all in term time.

Poor oversight of New Builds

NSW government has an appalling track record of oversight when it has come to new builds. Most the new builds in Erskineville have required special levies to fix major defects. The Sugarcube/Honeycomb disaster. 5 Hadfields basically needed a new roof. The Rochford has needed significant work. When I was looking to buy last year almost every new apartment block had major special levies in place and some were taking their builder to court (at a huge expense). This is just Erskineville - the well publicised Toplace, Opal Towers, Mascot Towers, Lachlan's line shows that NSW government doesn't have the safeguards in place to handle highrises. The people you are trying to give homes to get saddled with debt and uncertainty due to the incompetence. A dream home becomes a financial nightmare for the very people you're trying to help.

support new builds but leave the high rises until you've got your house in order.





From: Planning Systems Admin

Sent on: Monday, July 7, 2025 11:29:49 AM

To: DASubmissions

Subject: FW: Query: D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043

From: Addie Yeo

Sent: Saturday, 5 July 2025 1:46 PM

To: Michael Stephens

Subject: Query: D/2025/405 - 155 Mitchell Road 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 there,

I live on Belmont Street and am against increasing the height/number of these apartments.

The area has very limited parking, transport options and facilities, not to mention the narrow one lane roads per direction. We cannot support further people density here.

Please reconsider, thanks.

Regards,
Adelene

From: Planning Systems Admin

Sent on: Monday, July 7, 2025 11:30:51 AM

To: DASubmissions

Subject: FW: Submission - D/2025/405 – 155 Mitchell Road,
Esrkineville

From: [REDACTED]

Sent: Sunday, 6 July 2025 9:57 PM

To: Michael Stephens

Subject: Submission - D/2025/405 – 155 Mitchell Road,
Esrkineville

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/Madam,

Re: D/2025/405 – 155 Mitchell Road, Esrkineville

Please keep my name and email address confidential when publishing. Apologies for the delay in sending this letter - I emailed it two days ago in anticipation of the Friday closing date but for some reason it became stuck in my outbox.

I am a local resident writing to voice my concerns regarding the proposed 11-storey development located at 155 Mitchell Road, Esrkineville. I have significant concerns regarding the proposed development.

1. Non-compliance with long-standing height restrictions

Esrkineville's Ashmore precinct planning controls has a maximum building height of 8 storeys. This planning control has been long-standing, dating back before 2012 and has been applied to all new build developments in the area, including apartment buildings such as Erko, Rochford and Park Sydney. This planning control is well known to developers and has had general community support as an acceptable trade-off between high density and ensuring the amenity and aesthetic of the suburb is not damaged. This deviation from established planning controls undermines the intent of the Ashmore Precinct planning framework and should not be approved.

Whilst the provision of additional housing is a commendable objective in the midst of a national housing crisis, the application of infill affordable housing bonus provisions in the SEPP should not be used to create a development of inappropriate bulk and scale in an established heritage suburb. The Ashmore precinct is considered a successful new build area in a city littered with strategic planning failures – one only has to look at places such as Wolli Creek (where tall apartment blocks contribute to excessing shadowing and streets turned into wind tunnels) or Canterbury (where poor planning decisions have resulted in developments of such intensity and scale that they have destroyed the suburb's formerly pleasant aesthetic and character).

This success is built on strict height controls which have ensured that:

- Esrkineville maintains its walkability by ensuring pedestrian footpaths and roads maintain solar access and reduce shadowing and wind tunnel effects;
- Despite the high density of the area, buildings retain a sense of human scale as well architectural harmony with other apartment developments and neighbouring low density heritage streets;
- The developments do not create shadowing of the surrounding heritage streets, particularly during the winter months;

- The number of additional dwellings do not strain local infrastructure and services.

The local community has long been awaiting the completion of the Park Sydney area, in particular the new McPherson Park and the pedestrian-only Kooka Walk. Yielding to pressure and abandoning long-standing height restrictions and turning Kooka Walk into an overshadowed wind tunnel just as the area is nearing completion would be a significant planning failure at a critical juncture when victory is in sight. Given the scale of the national housing crisis, Erskineville should be a model of high density living in the country to demonstrate that quality and quantity can go hand in hand – not another planning failure which contributes to the feeling amongst many ordinary Australians that new-build areas are best avoided.

2. Proposed housing mix will not assist families

Breaching height limits will not solve the national housing crisis if developers continue to preference small 1- and 2- bedroom units with cramped kitchens, minimal storage, no room for a dining table and bedrooms too small to even fit a desk. Given the general unaffordability of housing in this area, what this area needs are well designed 3- and 4- bedroom apartments which can accommodate families.

The developer is proposing up to 920 units, but the resulting development will not assist in housing families. By way of example:

- In Block G, which contains 334 units, 53% of units will comprise either studios or 1 bedroom units. Just 0.6% of units (i.e. 2 apartments) will contain 3 bedrooms.
- In Block H (the so-called affordable housing block), which contains 171 apartments (including 15 “dual key” apartments which have been double counted), there is just one 3 bedroom unit.

To reiterate, in a development of 920 units, there will be exactly one affordable 3 bedroom apartment. The likelihood of a young family securing the single affordable 3-bedroom apartment out of 920 units is so slim it renders the promise of cheaper housing practically meaningless. One can only imagine the media reaction if such a development is approved and it learns of this statistic. This proposal is disingenuously using the affordable housing bonus provisions to maximise the number of smaller units which can be sold, rather than a genuine attempt to solve the national housing crisis.

For development that contravenes established controls, the consent authority must be satisfied that the proposal will be in the public interest. Given the objections I have outlined above, I strongly encourage the City of Sydney council to exercise its authority and reject the application.

Kind regards,



From: Planning Systems Admin

>>

Sent on: Monday, July 7, 2025 11:31:03 AM

To: DASubmissions

Subject: FW: Query: D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043

-----Original Message-----

From: Nicholas Simonovski

Sent: Saturday, 5 July 2025 9:06 PM

To: Michael Stephens

Subject: Query: D/2025/405 - 155 Mitchell Road 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.

As a resident in Erskineville, I oppose the proposed development in the suburb.

Erskineville does not need high-rise apartments to pollute the skyline and disrupt the status quo of the area.

Sent from my iPhone

From: Planning Systems Admin

Sent on: Monday, July 7, 2025 11:31:23 AM

To: DASubmissions

Subject: FW: Query: D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043

From: Shane Rice

Sent: Saturday, 5 July 2025 1:44 PM

To: Michael Stephens

Subject: Query: D/2025/405 - 155 Mitchell Road 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'd like to formally object to the above application. It is not in fitting with the area and is far too high. The roads and infrastructure in the area cannot handle a development of that size and height.

Thank you for your time.

Regards,

Shane Rice

554/221 Sydney Park Road, Erskineville.

From: Planning Systems Admin

Sent on: Monday, July 7, 2025 11:30:36 AM

To: DASubmissions

Subject: FW: Query: D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043

-----Original Message-----

From: Tigernsw

Sent: Sunday, 6 July 2025 9:33 AM

To: Michael Stephens

Subject: Query: D/2025/405 - 155 Mitchell Road 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 there,

I'm concerned about this DA and wondering increasing the height is necessary and more beneficial for the commercial other than the surrounding communities.

Regards

Tiger

From: Stephen McMahon
Sent on: Monday, July 7, 2025 1:06:30 PM

To: dasubmissions
Subject: D/2025/405: Submission of Support

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 Council, please accept this late submission.

I was not intending to make a submission. However, I have felt the need to make this submission to respond to the concerted campaign to object to the provision of new housing.

I am a long-standing resident of Erskineville for over 25 years. I have seen the area change a lot during this time. I live close to the Ashmore Estate. I am happy to provide my location upon request.

I support the proposed development on the following grounds:

1. I do not consider that there will be an impact on the character of the area. The location of the change is limited to the redevelopment taking place in the former industrial area. It will not be visually significant and will not impact on the area's valued terrace character.
2. I do not consider that there will be any significant change in the traffic volumes in the area. My observations and experiences suggest to me that the traffic congestion in the area that we all experience (and suffer from) is a result of motorists from outside Erskineville / Alexandria who are taking short cuts and 'rat running' to avoid the congestion on King Street and South Sydney, rather than from traffic generated by the new housing in the Ashmore Estate. I see further evidence for this from the dramatic increase in people using the Erskineville and St Peters railway stations. People who move into the Ashmore estate generally appear to be attracted by the proximity of public transport. I do not see any evidence that the development of the Ashmore Estate has unreasonably increased traffic congestion. I would like to see Council address the existing non-local rat-running issue as a priority separate to the consideration of this DA.
3. Relevantly, I recall that the traffic generated by the industrial activities in the Ashmore Estate had a much more significant impact on our amenity than the new homes that are here today.
4. I have no concern with demands on schools and other community facilities. The demand is cyclical. Enrolments in Erko primary go up and down with household aging. I anticipate that by the time new families establish in the Ashmore Estate the existing children in these facilities will have moved on, and if not the Department of Education can respond to short term spikes in demand.
5. New residents bring patronage to local businesses. The local village centre in Erskineville (east of Rochford Street) currently has a 25% shop vacancy rate. Any increased expenditure by new residents can only be an improvement.

In summary, the proposal includes additional housing supply in a well-located area. It is close to Sydney Park, has good bus and train access and is close to the CBD and large employers such as the Royal Prince Alfred hospital. Furthermore, the proposal includes a component of affordable housing. I want my young son to have the same housing opportunities that I have enjoyed. This is an excellent opportunity to assist in increasing housing supply.

Stephen McMahon
PO Box 7277 Alexandria NSW 2015

From: Edmond Chan
Sent on: Sunday, July 13, 2025 6:57:29 PM
To: dasubmissions; mjstephens
Subject: Submission – DA D/2025/405 – 155 Mitchell Road, 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.

Dear Mr Stephens,

Thank you for taking the time to speak with me on 7 July 2025 and for confirming that you would consider this submission, even though it follows the formal close of submissions on 4 July 2025. I appreciate your openness and assistance.

I am writing to object to the proposed modification to Development Application D/2025/405, which seeks to increase the approved height for 155 Mitchell Road, Erskineville NSW 2043 from 8 storeys to 11 storeys.

I live in Erskineville with my wife and young child. My son attends the local primary school. We often walk down Coulson Street on the way to Alan Davidson Oval in Sydney Park, and enjoy time at local cafés. This is a walkable, community-centred neighbourhood with a strong sense of place. I support more housing — particularly affordable housing — but it needs to be delivered in a way that respects the planning framework and the community it will serve.

1. Ashmore precinct was planned with an 8-storey cap

The Ashmore Precinct was carefully masterplanned with a 2 to 8-storey height limit, established through community consultation and urban design analysis. That limit was designed to integrate new buildings into Erskineville's low- to mid-rise character and protect liveability as the precinct evolves.

Increasing this to 11 storeys breaks that compact, walkable scale and risks setting a precedent that undermines the broader planning framework across Ashmore.

Approving this uplift would also risk setting a precedent for further height increases across Erskineville and Alexandria. It sends a message that established planning controls — even those developed through detailed public consultation — can be overridden on a site-by-site basis. This invites height creep, weakens the integrity of the Local Environmental Plan and Development Control Plan, and could permanently alter the area's mid-rise character.

2. Affordable housing doesn't justify planning non-compliance

The proposal relies on uplift through the Affordable Housing SEPP to justify the additional height. While I strongly support the delivery of affordable housing, the Statement of Environmental Effects (SEE) acknowledges that achieving the proposed uplift to 11 storeys means the development cannot fully comply with several key requirements of the Apartment Design Guide (ADG) — including:

- Minimum building separation distances
- Solar access requirements
- Cross-ventilation standards

These outcomes are addressed in the SEE using a “precinct-wide” assessment approach, which allows shortfalls in individual buildings to be averaged out across the broader site. While permissible, this approach risks delivering substandard amenity outcomes for residents in the affected buildings. Planning standards should not be waived in ways that compromise long-term livability.

3. Impact on public views from Sydney Park not addressed

Sydney Park is one of the most popular public spaces in inner Sydney. From its elevated hilltop, visitors enjoy

uninterrupted views of the City skyline — a defining visual experience of the area.

The SEE does not include any visual modelling or analysis from these key public viewpoints within the park. Given the increased height and the scale of the proposal, this is a significant omission. Council should require a full visual impact assessment from these public vantage points before considering any departure from the approved planning envelope.

4. The original design competition did not include the extra height

The SEE confirms that the original architectural design competition did not consider the additional height now proposed. This means the current scheme — with its uplift — was not subject to the same level of review or competitive design excellence process. That undermines the intent of using design competitions to ensure the highest standards for significant developments.

5. Cumulative strain on local infrastructure

The proposal would deliver 1,082 apartments, including 171 affordable dwellings. This represents a 28% increase from the 845 apartments previously approved for this site under the 8-storey scheme.

Such a substantial increase will place additional pressure on local infrastructure — schools, transport, green space, and services — without a clear plan for how those impacts will be managed. The SEE acknowledges the density but provides only limited mitigation strategies.

Conclusion

I strongly urge Council to reject the proposed increase to 11 storeys at 155 Mitchell Road, ERSKINEVILLE NSW 2043.

Under the original 8-storey planning envelope, this site (Blocks F, I, G and H) would already deliver approximately 845 new homes — a substantial contribution to local and state housing targets — without undermining design standards or strategic planning integrity. We can meet housing needs without abandoning the standards and strategies that have made inner Sydney livable.

By contrast, the proposed uplift to 11 storeys would require non-compliance with key elements of the Apartment Design Guide, including solar access, cross-ventilation, and building separation. These are not trivial technicalities — they are core design principles that protect residential amenity and ensure the long-term success of new communities.

This submission is not about opposing growth. It's about ensuring growth happens within a clear, fair and considered framework that balances the needs of future residents with the quality of life for those who already call this place home.

Thank you again for your time and for considering this submission.

Sincerely,

Edmond Chan

33 Bridge Street, Erskineville, NSW 2043

From: [REDACTED]
Sent on: Monday, July 14, 2025 2:00:18 AM

To: dasubmissions
CC: Rick Boughton; Michael Stephens

Subject: Submission D/2025/405 and D/2025/448

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.

Please accept the following submission for D/2025/405 and D/2025/448. As discussed with Michael Stephens, we have been overseas for a number of years (returning in December 2025) and we recently became aware of the revised application which is why this submission is delayed.

To Whom it may concern,

We strongly oppose the building proposal for D/2025/405 and D/2025/448. The modified proposal has significant impact on our property due to the increased height of the building and it's close proximity to our property.

Direct impacts on our home

Our property is directly over the road from Block I on Mitchell Road and we were already concerned with the approved application and the impacts it will have on us and our home. This revised proposal significantly exasperates these concerns and will impose ongoing financial costs to us.

The building (Block I) is just 23m away from our home with little to no set back and the significant increase in height will impact us emotionally (health and wellbeing due to less natural light) financially (due to higher heating and cooling costs), our privacy and also the overall thermal design of our property will be dramatically compromised.

The following elements of our property will be seriously impacted by the overshadowing that is a result of the increase in height and the close proximity to our property.

- Our property has been designed with thermal properties in mind to be energy efficient and take advantage of airflow and natural sunlight
- We rely on sun to heat our home and the height of these buildings will mean that we may lose sun in winter as early as 1pm
- Our pool which is used 12 months per year is located at the front of the property (close to Mitchell Road) this will be significantly impacted due to overshadowing.
- The above points will be further exasperated as the output from our 48 solar panels will severely reduce our ability to cost effectively heat and cool our home and pool

A significant part of our investment in our home for energy efficiency will essentially become redundant by these height increases and this proposal will impose a significant ongoing cost financially to us.

Indirect impacts on the community

- The buildings are aesthetically out of character with the neighbourhood due to their size and the lack of set back from the road. This sets a very concerning precedent.
- Allowing these increases, where they severely impact existing residents is very concerning. Increased heights should only be utilised where the impact on existing residents is minimal.
- Parking and vehicle congestion is already a significant concern in the area

We are not opposed to development and support affordable housing but any approved application should not result in such severe detriment to existing residents.

Please also can you redact our name and address if publishing this.

Kind regards

[REDACTED]

[REDACTED] Mitchell Road

Alexandria 2015

From: Michael Stephens
Sent on: Monday, July 14, 2025 8:40:48 AM
To: DASubmissions
Subject: FW: Query: D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043
Please register submission.

From: Sabrina Thangiah
Sent: Sunday, 13 July 2025 11:04 AM
To: Michael Stephens
Subject: Re: Query: D/2025/405 - 155 Mitchell Road 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 Michael,

I am writing as a resident and property owner located directly opposite the proposed development at **300–322 Mitchell Road, Alexandria** (DA D/2025/405).

Having reviewed the available documentation, I wish to formally lodge my objection and concerns regarding the potential impacts of this proposal. I respectfully request that these matters be considered in Council's assessment and that my property be included in all relevant updates or communications throughout the process.

1. Overdevelopment via SEPP Provisions

-
-
- The DA seeks a 30% uplift in FSR
- and height under the SEPP (Housing) 2021 — increasing GFA from 32,900m² to over 50,000m².
-
-
-
-
- These bonuses were excluded from
- the original design competition, undermining design excellence and public trust.
-
-
-
-
- I request that:
-
-
- Council refuse retrospective application of design bonuses;
- A new design competition be held that includes the true scale of the project.

2. Heritage Impacts & Visual Bulk

-
-
- The DCP clearly states that street wall
- heights along Mitchell Road should be limited to 3 storeys to protect the transition into the adjacent Cooper Estate Heritage Conservation Area.
-
-
-
-
- My home lies within the Cooper Estate
- Heritage Conservation Area (C2).
-
-
-
-
- The proposed 6–11 storey height along
- Mitchell Road grossly exceeds DCP guidelines (3 storeys) and lacks transition or modulation.
-
-
-
-
- I object to:
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- The dominating street wall directly opposite
- single/double-storey terraces;
-
-
-
-
- Loss of heritage sightlines, morning light,
- and privacy
-
- I request Council refuse proposed height and mandates the development stays within the DCP guidelines (3 storeys)

3. Environmental, Health & Safety Concerns

-
-

- The site contains asbestos, heavy metals,
- hydrocarbons, and potentially acid sulfate soils.

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-
- There is no indication of independent
- air quality or vibration monitoring.

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-
- I request:

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- -
 -
 - Inclusion in all asbestos-related communications;
 -
 -
 -
 -
 - Access to remediation validation reports
 - and air monitoring results
 -
 -
 -
 -
 - Council-led environmental oversight, not
 - just developer-appointed consultants.
 -

4. Landscape & Rooftop Usage

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-
- The streetscape opposite heritage homes receives no meaningful greening, while rooftop
- areas are packed with high-activity communal uses.
-
-
-

-
- I ask that Council:

-
- -
 -
 - Require redistribution of canopy cover to Mitchell Road;
 -
 -
 -
 -
 - Impose rooftop curfews and acoustic/privacy controls;
 -
 -
 -
 - Enforce a post-occupancy landscape
 - and noise monitoring plan.
 -

5. Cumulative Impact & Precinct-Wide Oversight

-
-
- This is now the third major mid/high-rise development on Mitchell Road.
-
-
-
-
- I urge Council to assess this DA within the full Ashmore Precinct context, not in isolation.
-
-
-
- Please require a comprehensive cumulative impact statement, including:
-
- -
 -
 - Visual character,
 -
 -
 -
 -
 - Traffic and parking demand,

-
-
- Drainage capacity,
- Infrastructure strain on long-established residential areas.

6. Flood Risk & Groundwater Management

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-
- The site lies within a Botany Sands Groundwater
- Restriction Area and flood assessments show increased flood levels adjacent to my property.
-
-
-
-
- During construction, dewatering and drainage
- changes pose a risk of short-term flooding.
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-
- The report lacks clarity on how runoff
- will be managed during construction when excavation, vibration and potential contamination risks are highest.
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-
-
- I request:
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- Peer-reviewed modelling of flood impacts;
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-
- Enforcement of stormwater, sediment and
- erosion controls;
-
-
-
- Emergency access and egress routes for residents to be maintained throughout.
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7. Construction Duration & Disruption

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-
- The proposed works span 26 months plus
- 1 month of pre-construction, which is excessive.
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-
-
- With an anticipated 40 heavy vehicle movements
- per day, and site access from Mitchell Road, disruption to residents' daily life is unavoidable.
-
-
-
-
- I request confirmation that:
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-
-
-
- No truck queuing will occur along Mitchell
- Road;
-
-
-
-
- Pedestrian access and safety will be preserved
- at all times
-
-
-
-
- Out-of-hours work will be strictly limited
- and monitored.
-
-
-
- a clear contact person and protocol for
- raising urgent construction-related concerns.
-

- o
- o
- o To be notified of any approved out-of-hours
- o works in advance.
- o
- o

I appreciate Council's role in balancing growth with community wellbeing and planning integrity. I strongly urge you to reconsider this DA in light of the issues raised and require appropriate revisions, conditions or a full re-submission through a revised public process.

Kind Regards,

Sabrina

On Mon, Jul 7, 2025 at 8:13 AM Michael Stephens wrote:

Hi Sabrina,

Whilst we are not able to offer a formal extension to the submission period, any submission made prior to determination will be considered. However, it is recommended you make your submission as soon as possible so that your issues can be understood and addressed as part of the preliminary assessment.

The application is would to be reported to a Central Sydney Planning Committee meeting later in the year. You will be notified when this application is on an agenda.

Regards,

Michael Stephens (he/him)
Senior Planner
Planning Assessments



Telephone [REDACTED]
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: Sabrina Thangiah
Sent: Monday, 7 July 2025 6:14 AM
To: Michael Stephens
Subject: Query: D/2025/405 - 155 Mitchell Road 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 am the owner of 21/300-322 Mitchell Road, Erskineville.

I have been overseas for 5 weeks and only just returned.

I have received a letter asking to provide my views on D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043, the due date for this was 4th July and the letter was dated 5th June.

As I was not in the country within this window I am emailing seeking an extension to review the documents and provide my feedback.

Is this possible?

Thanks in advance.

Sabrina

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From: Planning Systems Admin [REDACTED] on behalf of Planning Systems Admin [REDACTED]
Sent on: Monday, July 7, 2025 11:31:13 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043

From: Sabrina Thangiah [REDACTED]
Sent: Monday, 7 July 2025 6:14 AM
To: Michael Stephens [REDACTED]
Subject: Query: D/2025/405 - 155 Mitchell Road 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 am the owner of 21/300-322 Mitchell Road, Erskineville.

I have been overseas for 5 weeks and only just returned.

I have received a letter asking to provide my views on D/2025/405 - 155 Mitchell Road ERSKINEVILLE NSW 2043, the due date for this was 4th July and the letter was dated 5th June.

As I was not in the country within this window I am emailing seeking an extension to review the documents and provide my feedback.

Is this possible?

Thanks in advance.
Sabrina

From: [REDACTED]
Sent on: Friday, July 4, 2025 6:43:04 PM
To: City of Sydney [REDACTED]
Subject: D/2025/405 Mitchell Road ALexandria/Erskineville

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4.7.2025

Subject: Objection to Proposed Increase in Building Height to 11 Storeys – 155 Mitchell Road, Ashmore Precinct

Dear Lord Mayor and Councillors,

I write to formally object to the proposed amendment that would raise the maximum building height to eleven storeys for the mixed-use development at 155 Mitchell Road within the Ashmore Precinct. This proposal departs significantly from the 25-metre (\approx seven-storey) height limit established under Clause 4.3 of the Sydney Local Environment Plan 2012 and reinforced by the Sydney Development Control Plan 2012. Exceeding this limit by nearly 30% undermines the carefully calibrated urban form and risks serious environmental and social impacts.

Planning Context and Established Controls

The Ashmore Precinct's urban design controls—embodied in Sydney LEP 2012 and DCP 2012—were crafted through extensive consultation to ensure new development respects existing low- and mid-rise neighbourhoods, tree-lined streets and emerging open spaces. Current zoning anticipates terraces, townhouses and apartments up to 25 m fronting new parks and public links such as Kooka Walk. The proposed shift to 33 m (eleven storeys) conflicts with this vision and exceeds the built form envisaged for Local Centre and Mixed Use zones in Alexandria/Erskineville.

Height-Induced Microclimate Alterations

Recent simulation studies demonstrate that tall, rigid building envelopes dramatically alter local microclimates. ENVI-met modelling shows that increased building height intensifies wind tunnels at street level, disrupts natural cross-ventilation and elevates local air temperatures—undermining pedestrian comfort and forcing higher energy use for cooling systems. Furthermore, research into dense urban canopies confirms that abrupt height increases generate vortexes and downdraughts, disrupting surrounding airflow and exacerbating thermal stratification within adjacent public spaces

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Street Canyoning and Urban Heat Island Intensification

Blocks of uniform eleven-storey facades would produce a deep canyon effect, trapping heat and impeding air circulation. Studies of urban canyon geometry indicate high aspect-ratio canyons ($\text{height/width} \geq 1$) can amplify local urban heat island (UHI) intensity by several degrees, particularly where sky view is restricted and vegetation is minimal. Complementary research underscores that lower-rise, tree-lined streets markedly mitigate UHI, whereas taller, denser canyons without ample greenery worsen thermal stress for both residents and passive public spaces

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Inadequate Demonstration of Mitigation Measures

The proponent's Clause 4.6 variation request acknowledges height non-compliance areas but fails to provide rigorous microclimate or canyoning impact assessments, or to propose sufficient design responses such as graduated setbacks, enhanced building articulation or deep-rooted tree canopies to offset intensified UHI effects.

Recommendations

To uphold the precinct's liveability and design integrity, we urge Council to:

1. Reject any increase above the 25-metre height standard set by Clause 4.3.
2. Require any height variation application to include:
 - Graduated setbacks and step-downs to adjacent lower-rise buildings;
 - An independent ENVI-met or CFD microclimate study quantifying wind-tunnel, shadowing and UHI impacts;
 - A minimum 20 m-wide continuous tree-lined corridor along Mitchell Road, preserving the green spine of Kooka Walk;
 - Building envelopes that permit cross-ventilation and maintain at least 30% sky view at street level.
3. Preserve the precinct's carefully staged public realm—including McPherson Park and Kooka Walk—ensuring new development supports, rather than overwhelms, planned open spaces.

The existing controls balance renewal, amenity and climate resilience. Eleven storeys of unbroken façade along Mitchell Road will irreversibly disrupt this balance. We trust Council will uphold established LEP and DCP standards and safeguard the Ashmore Precinct's microclimate, streetscape character and community wellbeing.

Yours faithfully,

Zoe Thayer

