

Attachment E

Submissions

From: Ruth George <[REDACTED]> on behalf of Ruth George
<[REDACTED]> <Ruth George <[REDACTED]>
Sent on: Tuesday, June 17, 2025 8:02:23 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Gigi Grgory <[REDACTED]>
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 Sir/Madam,

I am writing as a local resident of 177-219 Mitchell road in relation to the proposed development at 155 Mitchell road. I wish to formally object to the current proposal on the following grounds:

The proposed building exceeds the height of existing developments in the area and is out of character with the current streetscape. A high-rise development would significantly block natural sunlight to surrounding properties, negatively impacting residents' quality of life. I strongly believe that the building should be limited to a maximum of six storeys, which is more consistent. The existing high rise apartment at Zenix is an eyesore in the existing landscape as an example of what we do not want in this area.

There have been several cases in the past 20 years where newly built apartments in the local area have experienced structural issues, leading to costly remediation, safety risks, and distress to owners and residents. Given this history, I am concerned about the long-term integrity of another large-scale development, particularly if corners are cut in construction or oversight is inadequate. We know that the privatisation of building certification has caused a lot of these issues.

A development of this scale would contribute to significant population density in an already constrained area. The local infrastructure is not equipped to support high-density living:

- The Erskineville train line currently only services residents every 15–20 minutes during peak times, and is already under strain.
- Local roads, public transport, and essential services (such as schools, healthcare, and parking) are not designed to accommodate such a high influx of new residents. Mitchell road in peak hours is at a snails pace.

A high-rise building next to existing low- to mid-rise dwellings will likely devalue nearby properties, including mine. The scale of the development and the associated congestion will diminish the area's appeal, natural light access, and liveability. We do not want this suburb to end up like Waterloo or Mascot.

In summary, I support thoughtful development that considers the needs of existing residents and the long-term sustainability of the community. I respectfully urge Council to:

- Reject the current proposal in its form, or
- Impose a strict height limit of no more than 6 storey.

Thank you for considering my submission. Please keep me informed of any further developments regarding this proposal.

Kind regards,

Ruth George

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of PlanningAlerts <contact@planningalerts.org.au> <PlanningAlerts <contact@planningalerts.org.au>>
Sent on: Wednesday, June 18, 2025 3:55:02 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Comment on application 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.

For the attention of the General Manager / Planning Manager / Planning Department

Application: D/2025/448

Address: 155 Mitchell Road Erskineville NSW 2043

Description: 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.

Name of commenter:

Address of commenter:

Email of commenter:

Comment

Looking at this development I see that each time they build a building they get permission to increase the height and then for the next building they put in a DA to increase the next one

So now the building on the corner of Mitchell and Couslon has gone up to 11 stories
I feel this is excessive and do NOT support this amendment

There are no setbacks from the street and no green areas in between the buildings like in the buildings on Mitchell and Ashmore

This should not be allowed to proceed

This comment was submitted via PlanningAlerts, a free service run by the charity [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Important Privacy Notice - Please Read

The email address and street address are provided to City of Sydney only so you can contact, identify and verify [REDACTED] in response to D/2025/448, and not for any other purpose.

You, City of Sydney do NOT have permission to publish, nor share with anyone outside City of Sydney the email address and street address without express written permission from [REDACTED]

We specifically confirm that any consent given in any form (including pursuant to your privacy policy) to disclose personal information to third parties is withdrawn.

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

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

To: council@cityofsydney.nsw.gov.au

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: Jack Whiddon <[REDACTED]> on behalf of Jack Whiddon <[REDACTED]> <Jack Whiddon <[REDACTED]>
Sent on: Thursday, June 19, 2025 5:38:46 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; Hoenig <[REDACTED]>
Subject: No towers on Mitchell Rd

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 strongly oppose the proposed changes to building heights along Mitchell Rd, as outlined in D/2025/448. The modified proposal doubles the approved height from 4-7 storeys to 7-11 storeys, exceeding current permissible heights by up to 11.3 metres.

This tower block should be set back from the existing residential street of Mitchell Rd, which it would enclose. The 7-10 storey blocks should be set back from the street, stepping down to **currently approved** lower buildings at street level, opening up the streetscape aesthetically and allowing in more light.

The proposed new building heights would irreparably alter the character of the neighbourhood, creating an overbearing high wall of building from street level, similar to sites like the recently developed Mascot. It would be more appropriate to match the completed adjoining block at Maddox St intersection at 3-4 storeys at street level.

The scale of height proposed - **the tallest of all the apartment blocks already built on the site** - is inconsistent with the 'village' vibe for which Erskineville is loved. Building height regulations are in place to avoid excessive overdevelopment, maintain the local character, and protect existing residents. The reasons stated in the DA by the developer to override existing height regulations are inadequate – design excellence & inclusion of rooftop gardens while commendable should not determine height regulation.

As the overshadow analysis on the DA shows, residents on Mitchell Rd would be severely impacted by the proposed new heights, losing most afternoon sun. The additional shadow from the modified proposal is dramatic. In my case at 284 Mitchell Rd, my entire house and backyard would be in complete shade by 2 pm, ruining my garden (which is already challenged by limited northern sun).

The increased shadowing of existing dwellings, particularly the terraces on Mitchell Road's northern section, raises serious concerns. Urban planning should balance development with the well-being of current residents.

The terraces won't meet the minimum solar access requirements under the modified plan. Adequate solar access is crucial for natural lighting, energy efficiency, and residents' health. Reducing sunlight exposure can lead to higher energy costs, reduced comfort, and health issues.

Allowing increased shadowing based on housing uplift sets a concerning precedent. Future developments may compromise existing residents' amenities for higher density, leading to widespread urban living degradation.

Re-evaluating the design is needed instead of accepting further non-compliance. Innovative architectural designs,

strategic building orientations, and stepped building forms can achieve developmental goals while preserving solar access.

Prioritising new affordable housing shouldn't compromise existing residents' quality of life. Equity in urban development means considering the needs of both current and future residents. Compromising one group's living conditions for another undermines community cohesion and sustainability.

While housing uplift and affordable housing are laudable, they shouldn't override urban planning standards that protect residents' access to sunlight.

A balanced approach is needed—one that designs solutions to meet developmental goals without harming existing communities.

I urge the council to stick to the approved plan, adhering to current height restrictions, and reject the proposed modified plan, which would be disastrous for the local community.

Sincerely,

Jack Whiddon

284 Mitchell Rd 2015

Paradise lost? My garden at 2.15pm 17 June'25 - which would be in total shade at this time under the proposed modified plan.



From: Jack Whiddon <[REDACTED]> on behalf of Jack Whiddon <[REDACTED]> <Jack Whiddon <[REDACTED]>
Sent on: Friday, June 20, 2025 1:26:08 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Hoenig <[REDACTED]> Clover Moore <cmoore@cityofsydney.nsw.gov.au>
Subject: No towers on Mitchell Rd

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.

Amended version of submission letter

No towers on Mitchell Rd

I strongly oppose the proposed changes to building heights along Mitchell Rd, as outlined in D/2025/448. The modified proposal doubles the approved height from 4-7 storeys to 7-11 storeys, exceeding current permissible heights by up to 11.3 metres.

This tower block should be set back from the existing residential street of Mitchell Rd, which it would enclose. The 7-10 storey blocks should be set back from the street, stepping down to **currently approved** lower buildings at street level, opening up the streetscape aesthetically and allowing in more light.

The proposed new building heights would irreparably alter the character of the neighbourhood, creating an overbearing high wall of building from street level, more akin to sites like the recently developed Mascot. It would be more appropriate to match the completed adjoining block at Maddox St intersection at 3-4 storeys at street level.

The scale of height proposed - **the tallest of all the apartment blocks already built on the site** - is inconsistent with the 'village' vibe for which Erskineville is loved. Building height regulations are in place to avoid excessive overdevelopment, maintain the local character, and protect existing residents. The reasons stated in the DA by the developer to override existing height regulations are inadequate – design excellence & inclusion of rooftop gardens while commendable should not determine height regulation.

As the overshadow analysis on the DA shows, residents on Mitchell Rd would be severely impacted by the proposed new heights, losing most afternoon sun. The additional shadow from the modified proposal is dramatic. In my case at 284 Mitchell Rd, my entire house and backyard would be in complete shade by 2 pm, which would be ruinous to my garden - already challenged by limited northern sun.

The increased shadowing of existing dwellings, particularly the terraces on Mitchell Road's northern section, raises serious concerns. Urban planning should balance development with the well-being of current residents.

The terraces won't meet the minimum solar access requirements under the modified plan. Adequate solar access is crucial for natural lighting, energy efficiency, and residents' health. Reducing sunlight exposure can lead to higher energy costs, reduced comfort, and health issues.

Allowing increased shadowing based on housing uplift sets a concerning precedent. Future developments may compromise existing residents' amenities for higher density, leading to widespread urban living degradation. Heights would irreparably alter the character of the neighbourhood, creating an overbearing high wall of building from street level, m

Re-evaluating the design is needed instead of accepting further non-compliance. Innovative architectural designs, strategic building orientations, and stepped building forms can achieve developmental goals while preserving solar access.

Prioritising new affordable housing shouldn't compromise existing residents' quality of life. Equity in urban development means considering the needs of both current and future residents. Compromising one group's living conditions for another undermines community cohesion and sustainability.

While housing uplift and affordable housing are laudable, they shouldn't override urban planning standards that protect residents' access to sunlight. A balanced approach is needed—one that designs solutions to meet developmental goals without harming existing communities.

I urge the council to stick to the approved plan, adhering to current height restrictions, and reject the proposed modified plan, which would be disastrous for the local community.
Sincerely,
Jack Whiddon

284 Mitchell Rd 2015

Paradise lost?

My garden at 2.15pm 17 June'25 - which would be in total shade at this time under the proposed modified plan.



From: PlanningAlerts <contact@planningalerts.org.au> on behalf of PlanningAlerts <contact@planningalerts.org.au> <PlanningAlerts <contact@planningalerts.org.au>>
Sent on: Friday, June 20, 2025 8:59:44 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Comment on application 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.

For the attention of the General Manager / Planning Manager / Planning Department

Application: D/2025/448

Address: 155 Mitchell Road Erskineville NSW 2043

Description: 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.

Name of commenter:

Address of commenter:

Email of commenter:

Comment

The proposed amendments do not even comply with the significant 143% increase in maximum height bonus and is not in keeping with the original concept plan approved by council.

The height plane is intended for the total building height and to suggest non-residential uses exceeding this height are less important is misleading.

Increased building separation is not demonstrated with the increased height above the previously approved 8 storeys. This should be demonstrated in the envelope plans and embedded in the approval as the current proposal suggests a greater massing/FSR than is achievable on the site. Relying on privacy screens in subsequent detailed proposals is not an acceptable solution and will guarantee poor outcomes for the development and residents.

Greater justification for the significant street wall height modification is required. The amendments are not consistent with the intent of the original concept plan in which street walls are reduced to mediate scale. The Mitchell Road interface for example is not consistent with the original intent to transition to the lower density adjoining properties. The street wall datum from the development to the north should be maintained.

Wall height views at sky level are not adequate and misleading and should be a street level. Solar analysis of the public domain comparing approved DA with modification is required.

There is insufficient design justification for the amendments and is not consistent with the design objections of the previous approval and council DCP.

This comment was submitted via PlanningAlerts, a free service run by the charity [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

The email address and street address are provided to City of Sydney only so you can contact, identify and verify [REDACTED], in response to D/2025/448, and not for any other purpose.

You, City of Sydney do NOT have permission to publish, nor share with anyone outside City of Sydney the email address and street address without express written permission from [REDACTED]

We specifically confirm that any consent given in any form (including pursuant to your privacy policy) to disclose personal information to third parties is withdrawn.

From: Michael Taylor <[REDACTED]> on behalf of Michael Taylor <[REDACTED]> <Michael Taylor <[REDACTED]>
Sent on: Friday, June 20, 2025 4:36:37 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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.

Hello,

I'm writing to object to the proposed development application D/2025/448.

The proposal seeks to significantly increase the building height across multiple buildings, particularly the buildings that adjoin Mitchell Road.

The proposed height of the buildings along Mitchell Road, which are planned for 11 stories plus a mezzanine, will have a significant impact on the amenity of local residents.

Firstly, the buildings will have a significant shadow impact on surrounding terraced houses, placing them in shadow from as early as 1pm in winter. Given the design of the terraced houses, which date back almost a century, they already suffer from low light levels. The significant shadow impact from the proposed development will only add to the low light levels of the surrounding houses, which will result in colder houses and increased damp, negatively impacting the liveability of these houses.

Secondly, as part of the City of Sydney's efforts to reduce carbon emissions, a number of residents in nearby houses have invested in solar panels. Another adverse impact of the significant shadow impact from the proposed development is that the solar panels will be in shadow from 1pm, making them virtually redundant during the winter months. This will mean that all surrounding residents will need to revert to using electricity from the grid during the winter months, further increasing demand for coal-fired power stations and increasing the carbon footprint for these houses.

Thirdly, the proposed building on Mitchell Road directly adjoins a heritage conservation area, comprised of single and two story dwellings. The proposed height of the development is significantly higher than any other building in the area and will dwarf the existing terraced houses that adjoin the development site. This will have a significant impact on the heritage conservation area and will be in opposition to the development guidelines that all other developments in the conservation area are required to comply with.

Given this, the proposed amendment to the development should be rejected and the existing approved building heights should be retained.

Regards,
Michael

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, June 23, 2025 10:13:56 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Save Our Erskineville

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

From: eudi rais <[REDACTED]>
Sent: Sunday, 22 June 2025 7:08 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Cc: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; [REDACTED]
Subject: Save Our Erskineville

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,

As a resident of Mitchell Rd, I am writing to express our strong objection to the proposed modifications outlined in Development Application D/2025/448 for 155 Mitchell Road, Erskineville.

Erskineville's identity is built on a careful balance of heritage, scale, and community-focused planning. The revised proposal, including multiple 11-storey buildings directly along Mitchell Road, undermines this character. The height and bulk of the design would create significant shadowing and visual dominance, disrupting the surrounding streetscape and reducing access to natural light for nearby low-rise homes.

This is not a rejection of growth or affordable housing—it's a call for development that integrates thoughtfully with the existing neighbourhood. Any new plan must respect established planning controls, particularly in relation to height and street interface. The original stepped-back design of existing buildings on the same site offers a more suitable model, preserving both residential amenity and local character.

We urge the Council to uphold the existing height guidelines and reject the amended proposal in its current form.

Sincerely,
Eudi Rais
284 Mitchell Road 2015

From: Ferguson, Peter <[REDACTED]> on behalf of Ferguson, Peter
<[REDACTED]> <Ferguson, Peter <[REDACTED]>
Sent on: Tuesday, June 24, 2025 11:54:21 AM
To: dasubmissions@cityofsydney.nsw.gov.au; cmoore@cityofsydney.nsw.gov.au;
[REDACTED]
Subject: D/2025/448 PLEASE, PLEASE Don't steal my SUNSHINE on Belmont Street :-(
Attachments: Mitchell road.png (229.55 KB), What I'm loosing 1.jpg (3.71 MB), What I'm loosing 2.jpg (4.55 MB),
What I'm loosing 3.jpg (2.98 MB), What I'm loosing 4.jpg (1.92 MB), What I'm loosing 6.jpg (3.23 MB)

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

Good morning Clover, Ron and DA submissions.

I was recently notified that the development at 155 Mitchell Road (D/2025/448) has requested approval to extend its height from the approved 8 stories to 11 stories. If approved this will greatly impact the privacy of residents on Belmont Street but more importantly -it will cut my sunlight from 2-3pm onward as seen in the overshadow diagram in the DA application. I will be missing out on several hours of afternoon sunlight in my poor little single story terrace at 319 Belmont Street which is already a dark house.

I have always taken great joy in my little garden. If this DA is approved it will basically make it an unproductive space. One of the few joys in life since being diagnosed with advanced cancer, is to be with my two cats in my house in the afternoon when a sliver of sun passes through the side passage and just makes it into my lounge room and bedroom -for about 30 minutes and then disappears. If this DA is approved this tiny ray of sunlight will be gone. Similarly, the rear of my house (Kitchen and bathroom)will be in darkness when previously I had hours of sun. This is such a shame, considering my oncologists, radiologist, physiotherapist, nurse navigator and urologist suggest I get as much vitamin D as possible to fight this cancer. So unfair. I also have real concerns about the impact of parking in the area with these additional floors. It is so hard for anyone locally to find a parking space, but this potential increase of apartments in the DA will make the matter much worse for everyone in the area.

This development borders a heritage zone and the 11 story façade on Mitchel is not in keeping with the surrounding residential area creating a wind tunnel of apartment windows looking down on us (Mascot style). Alexandria/ Erskineville is an established village community -and yes, we must accept the agreed upon 8 story façade, but the modifications in this DA are too much and the jump from 8 stories to 11 will create an ugly vertical ghetto butted up against beautiful heritage streets with real character -plunging us into darkness. I hope you will push back on the behalf of the impacted residents in the area -and from the looks of the report there are a lot of us. Please protect your loyal rate paying residents against these greedy developers and make them realise they are lucky to be able to build to the agreed 8 story level in a great suburb that is predominantly 1 story high residential.

Please decline this DA and allow me to keep the tiny amount of light I get in my home.

Yours, in anticipation with fingers crossed ☺☺please don't let this happen.

Peter Ferguson, Yoshii and Nyxie at 319 Belmont St Alexandria.

Peter Ferguson

T [REDACTED]

E [REDACTED]



██████████ acknowledges the Traditional Custodians of the land on which we operate, live and gather as a team. We recognise their continuing connection to land, water and community. We pay respect to Elders past, present and emerging.



**Connect with
someone you
care about**

[Find out more](#)



██████████ is committed to providing our customers with excellent service. If we can assist you in any way please telephone ██████████ or visit our website.

The information contained in this email communication may be proprietary, confidential or legally professionally privileged. It is intended exclusively for the individual or entity to which it is addressed. You should only read, disclose, re-transmit, copy, distribute, act in reliance on or commercialise the information if you are authorised to do so. ██████████

██████████ does not represent, warrant or guarantee that the integrity of this email communication has been maintained nor that the communication is free of errors, virus or interference.

If you are not the addressee or intended recipient please notify us by replying direct to the sender and then destroy any electronic or paper copy of this message. Any views expressed in this email communication are taken to be those of the individual sender, except where the sender specifically attributes those views to ██████████ and is authorised to do so.

Please consider the environment before printing this email.



Source: FJC Studio

As shown above, the proposed massing to achieve the 30% housing bonuses does increase overshadowing to the Mitchell Road residents. Currently, the massing/height proposed will make a number of the sites non-compliant and they will not receive 2hrs of solar access between 9am-3pm on June 21. It is noted that the overshadowing would be similar with a compliant (130%) scheme.

Beyond the above overshadowing impacts, the additional mass does not create unreasonable impact to the development on the opposite side of Coulson Street. Although the proposed envelope increases the overshadowing to the residential development, it does not reduce the solar compliance beyond the approved envelope.

The additional mass does not create unreasonable impact to the development on the opposite side of











From: Cynthia Adey <[REDACTED]> on behalf of Cynthia Adey
<[REDACTED]> <Cynthia Adey <[REDACTED]>

Sent on: Tuesday, June 24, 2025 7:00:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

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.

To whom it may concern,

I live on level 7 in the apartment block on 5 Hadfields st directly opposite the proposed development of buildings F, I, G& H. I am extremely concerned about the height of the proposed buildings. This whole development was never supposed to be higher than 7 stories in keeping with the the other buildings in the area. I never would have bought my apartment if I had even an inkling the Ashmore development would be over 7 stories. My privacy, sunlight and outlook will be severely affected if this goes ahead. The proposed buildings are very close- just a few metres away from Hadfields St and I feel I would need to have blinds permanently closed for any sort of privacy. I believe my energy bills will increase due to lack of winter sun. I feel like I have been deceived by the council and developers as we have been told many times over the years the height would never be above 7 stories. The area will lose it's charm and character and start to look more like Waterloo.

I hope you will consider my objections seriously and not allow this development to be built. My and all other residents' mental health (and in some cases physical health)will be severely impacted if this is allowed to proceed.

Thank you

Cynthia Adey

714/5 Hadfields st

Erskineville

From: Richard Wakefield <[REDACTED]> on behalf of Richard Wakefield <[REDACTED]>
Sent on: Wednesday, June 25, 2025 6:07:27 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Attachments: DA Objection (Richard Wakefield).docx (1.36 MB)

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

Good evening Michael,

I have attached a letter relating to my objections to the above Development Application proposal that I would like council to consider.

Please feel free to reach out to me on this email address or [REDACTED]

Richard Wakefield (he/him)
Chief Engineer, Software Engineering & DataOps, Data Platforms

[REDACTED]
Level 14, 275 Kent Street

[REDACTED]

[REDACTED] acknowledges the traditional owners as the custodians of this land, recognising their connection to land, waters and community. We pay our respects to Australia's first peoples, and to their elders, past, present and future.

Confidential communication

[REDACTED] Corporation

Richard Wakefield
Unit 38 / 300 Mitchell Road
Alexandria NSW 2015



25th June 2025

City of Sydney
GPO Box 1591
Sydney NSW 2001

**Re: Objection to Development Application 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.

As a local resident, I acknowledge the importance of urban renewal and the provision of affordable housing. However, I have serious concerns regarding the scale and impact of the proposed modifications which, if approved, would significantly and negatively affect the surrounding area's character, amenity and infrastructure.

1. Excessive Height and Loss of Sunlight

The proposed height increases across Blocks F, G, and I of up to three additional storeys exceed the original approved Concept DA and are inconsistent with the intended transitional scale for the precinct. This intensification threatens to overshadow existing low-density dwellings in adjacent heritage conservation zones, particularly along Mitchell Road and Coulson Street, disrupting the carefully balanced built form and visual amenity. The height of buildings F & I will reduce natural light and negatively affect quality of life for residents along Mitchell Road. The Proposed Modified Concept DA Urban Design Report documentation supplied by **fjcstudio** is not a true indication of the shadow impact as published on Page 45 along Mitchell Road and surrounding streets. See below actual pictures taken at 1pm & 2pm on 25th June 2025 with the 3-storey structure at the corner of Mitchell Road & Maddox St and 2-storey facility with the Medical Centre / Woolworths tenancy and **fjcstudio** report pictures.

2. Loss of Heritage Transition and Local Character

The Ashmore Precinct borders sensitive heritage areas, including the Coopers Estate Conservation Area. The proposed uplift under the Housing SEPP appears to prioritize yield over context-sensitive design, thereby undermining planning objectives that mandate built form to "provide a transition to the surrounding conservation areas" as stated in the Sydney DCP 2012 Part 5.5.

3. Traffic and Transport Impact

According to the updated Traffic and Transport Assessment (December 2024), the proposal increases the total yield to **1,705 apartment units** – an 8% uplift is misleading from the original 1065 lots proposed by Greenland, an actual 62% uplift. This will significantly increase traffic congestion in and around Mitchell Road, Maddox Street, and the Erskineville/St Peters area. While the report concludes that traffic levels remain stable, local experience suggests that street-level congestion, inadequate parking and pedestrian safety are already pressing issues that would only worsen whilst the introduction of a new speed limit to 40kphs this year has caused a significant disruption to traffic flows along Mitchell Road during peak hours and weekends.

4. Amenity and Infrastructure Pressure

The increase in population density without proportional public infrastructure upgrades – including open space, childcare, schooling, and pedestrian facilities – raises concerns about amenity and live ability. While Kooka Walk and green links are welcome additions, they are insufficient in mitigating the demand pressures that will result from this scale of intensification.

5. Community Consultation and Transparency

While I appreciate the Council's notification process, many local residents remain unaware of the significance of the proposed changes. These major modifications should warrant broader community consultation, including an updated Environmental Impact Statement (EIS) and independent assessment of overshadowing, solar access, and infrastructure strain.

6. Loss of Privacy

The proposed structure, particularly with the inclusion of rooftop access, poses a significant concern regarding the loss of privacy for adjoining properties. Elevated viewing points such as rooftop terraces create direct lines of sight into neighbouring homes and private outdoor spaces, which were previously shielded from view. This intrusion into residents' private lives undermines their reasonable expectation of privacy and will likely result in discomfort and a diminished sense of security. Such impacts are inconsistent with the planning principles that aim to protect residential amenity and should be carefully reconsidered in the assessment of this application.

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.
- **Conducts broader community consultation** to ensure transparency and engagement, given the scale and lasting impact of the proposed changes.
- Provide an **updated Environmental Impact Statement (EIS)** and **independent assessment of overshadowing, solar access, and infrastructure strain** due to the misinformation supplied in the Proposed Modified Concept DA Urban Design Report documentation supplied by **fjcstudio** and a revised **Traffic Management Report** due to the introduction of a new speed zone imposed along Mitchell Road this year.

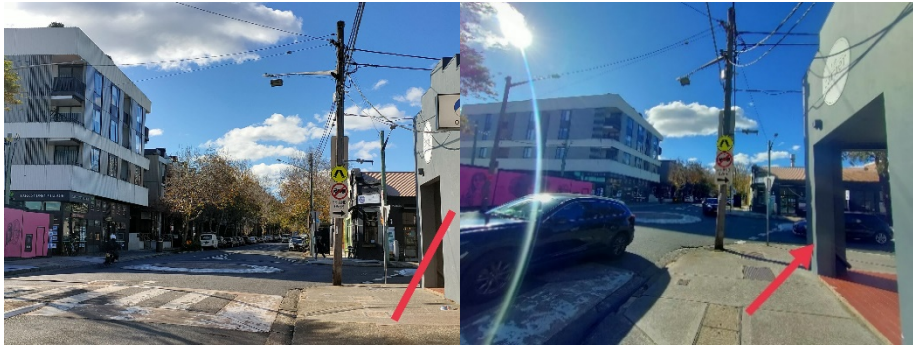
I urge Council to carefully consider the concerns of all residents and the long-term consequences of approving this development. I respectfully request that Development Application **D/2025/448 & D/2015/966** be refused or significantly amended to address the above concerns.

Thank you for your consideration and welcome any opportunity to participate in further consultations or provide additional feedback.

Yours sincerely,

Richard Wakefield

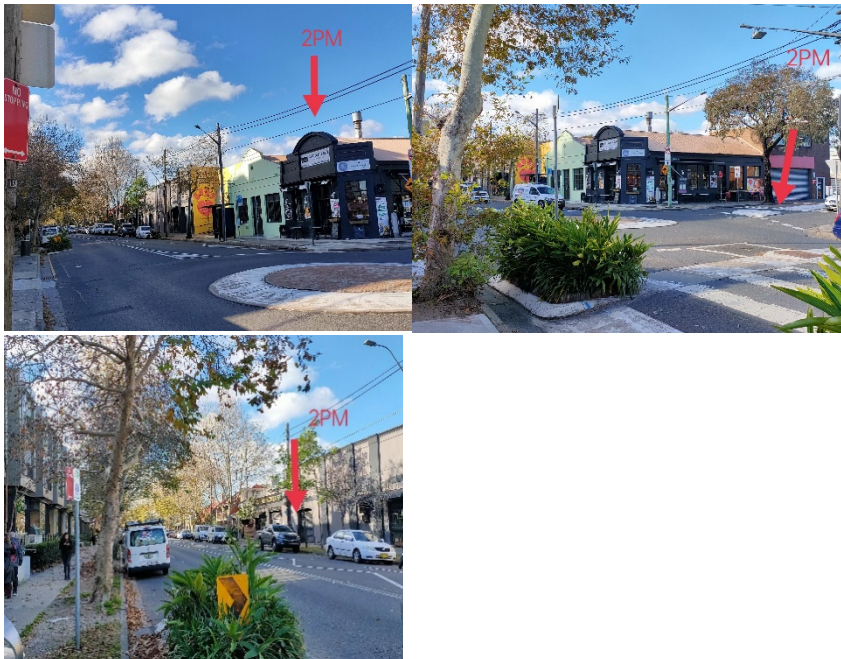




3-storey structure at corner of Mitchell Road and Maddox Street Alexandria at 1pm on 25th June 2025



2-storey structure in front of Erskineville Pharmacy & Woolworths Metro, 149-153 Mitchell Road Erskineville at 1pm on 25th June 2025 with shadows already across Mitchell Road



Impact of 3-, 2-storey buildings at 149-153 Mitchell Road Erskineville at 2pm on 25th June 2025

From: Javier S <[REDACTED]> on behalf of Javier S <[REDACTED]> <Javier S <[REDACTED]>
Sent on: Thursday, June 26, 2025 4:33:35 PM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
CC: [REDACTED]
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.

To:
Michael Stephens
City of Sydney Council
Town Hall House
456 Kent Street
Sydney NSW 2000

Subject: Objection to Development Application D/2025/448 – 155 Mitchell Road, Erskineville, NSW 2043 & Objection to Amending Concept Development Application D/2015/966

Dear Michael,

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**.

As a constituent of the local community, I acknowledge the importance of urban renewal and the provision of affordable housing. However, I have several serious concerns regarding the scale and impacts of the proposed modifications which, if approved, would significantly and negatively affect the surrounding area's character, amenity and infrastructure.

1. Excessive Height and Overdevelopment

The proposed height increases across Blocks F, G, and I—up to 3 additional storeys—exceed the originally approved Concept DA and are inconsistent with the intended transitional scale for the precinct. This intensification threatens to overshadow existing low-density dwellings in adjacent heritage conservation zones, particularly along Mitchell Road and Coulson Street, disrupting the carefully balanced built form and visual amenity. The height of buildings F & I will reduce natural light and negatively affecting quality of life in particular to those working from home or suffering mental health/anxiety. The Proposed Modified Concept DA Urban Design Report documentation supplied by fjstudio is not a true indication of the shadow impact as published on Page 45 along Mitchell Road and surrounding streets. See below, actual pictures taken at 1pm & 2pm on 25th

June 2025 with the 3 storey structure at the corner of Mitchell Road & Maddox St and 2 storey facility with the Medical Centre/Woolworths tenancy and fjcstudio report pictures.

2. Loss of Heritage Transition and Local Character

The Ashmore Precinct borders sensitive heritage areas, including the Coopers Estate Conservation Area. The proposed uplift under the Housing SEPP appears to prioritise yield over context-sensitive design, thereby undermining planning objectives that mandate built form to "provide a transition to the surrounding conservation areas" as stated in the Sydney DCP 2012 Part 5.5.

3. Traffic and Transport Impact

According to the updated Traffic and Transport Assessment (December 2024), the proposal increases the total yield to **1,705 apartment units**—an 8% uplift is misleading from the original 1065 lots proposed by Greenland, an actual 62% uplift. This will significantly increase traffic congestion in and around Mitchell Road, Maddox Street, and the Erskineville/St Peters area. While the report concludes that traffic levels remain stable, local experience suggests that street-level congestion, inadequate parking and pedestrian safety are already pressing issues that would only worsen whilst the introduction of a new speed limit to 40kphs this year has caused a significant disruption to traffic flows along Mitchell Road during peak hours and weekends.

4. Amenity and Infrastructure Pressure

The increase in population density without proportional public infrastructure upgrades—including open space, childcare, schooling, and pedestrian facilities—raises concerns about amenity and live ability. While Kooka Walk and green links are welcome additions, they are insufficient in mitigating the demand pressures that will result from this scale of intensification.

5. Community Consultation and Transparency

While I appreciate the Council's notification process, many local residents remain unaware of the significance of the proposed changes. These major modifications should warrant broader community consultation, including an updated Environmental Impact Statement (EIS) and independent assessment of overshadowing, solar access, and infrastructure strain.

6. Loss of Privacy

The proposed structure, particularly with the inclusion of rooftop access, poses a significant concern regarding the loss of privacy for adjoining properties. Elevated viewing points such as rooftop terraces create direct lines of sight into neighbouring homes and private outdoor spaces, which were previously shielded from view. This intrusion into residents' private lives undermines their reasonable expectation of privacy and will likely result in discomfort and a diminished sense of security. Such impacts are inconsistent with the planning principles that aim to protect residential amenity and should be carefully reconsidered in the assessment of this application.

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.
- **Conducts broader community consultation** to ensure transparency and engagement, given the scale and lasting impact of the proposed changes.
 - Provide an updated **Environmental Impact Statement (EIS)** and **independent assessment of overshadowing, solar access, and infrastructure strain** due to the misinformation supplied in the Proposed Modified Concept DA Urban Design Report documentation supplied by **fjcstudio** and a revised **Traffic Management Report** due to the introduction of a new speed zone imposed along Mitchell Road this year.

I urge Council to carefully consider the concerns of all residents and the long-term consequences of approving this development. I respectfully request that Development Application No. **D/2025/448 & D/2015/966** be refused or significantly amended to address the above concerns. Thank you for your consideration and welcome any opportunity to participate in further consultations or provide additional feedback.

Yours sincerely,

Peter & Eva Szpilczak

30/300 Mitchell Road, Alexandria, NSW, 2015

E: [REDACTED]

Ph: [REDACTED]

Date: 26th June 2025





3 storey Structure at corner of Mitchell Road and Maddox Street Alexandria at 1pm on 25th June 2025



2 storey structure in front of Erskineville Pharmacy & Woolworths Metro, 149-153 Mitchell Road Erskineville at 1pm on 25th June 2025 with shadows already across Mitchell Road



Impact of 3 & 2 storey buildings at 149-153 Mitchell Road Erskineville at 2pm on 25th June 2025

From: Javier S <[REDACTED]> on behalf of Javier S <[REDACTED]> <Javier S <[REDACTED]>

Sent on: Thursday, June 26, 2025 4:22:11 PM

To: dasubmissions@cityofsydney.nsw.gov.au

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.

Attention Michael Stephens

City of Sydney Council

Town Hall House

456 Kent Street

Sydney NSW 2000

Subject: Objection to Development Application D/2025/448 – 155 Mitchell Road, Erskineville, NSW 2043 & Objection to Amending Concept Development Application D/2015/966

Dear Michael,

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**.

As a constituent of the local community, I acknowledge the importance of urban renewal and the provision of affordable housing. However, I have several serious concerns regarding the scale and impacts of the proposed modifications which, if approved, would significantly and negatively affect the surrounding area's character, amenity and infrastructure.

1. Excessive Height and Overdevelopment

The proposed height increases across Blocks F, G, and I—up to 3 additional storeys—exceed the originally approved Concept DA and are inconsistent with the intended transitional scale for the precinct. This intensification threatens to overshadow existing low-density dwellings in adjacent heritage conservation zones, particularly along Mitchell Road and Coulson Street, disrupting the carefully balanced built form and visual amenity. The height of buildings F & I will reduce natural light and negatively affecting quality of life in particular to those working from home or suffering mental health/anxiety. The Proposed Modified Concept DA Urban Design Report documentation supplied by fjstudio is not a true indication of the shadow impact as published on Page 45 along Mitchell Road and surrounding streets. See below actual pictures taken at 1pm & 2pm on 25th

June 2025 with the 3 storey structure at the corner of Mitchell Road & Maddox St and 2 storey facility with the Medical Centre/Woolworths tenancy and fjcstudio report pictures.

2. Loss of Heritage Transition and Local Character

The Ashmore Precinct borders sensitive heritage areas, including the Coopers Estate Conservation Area. The proposed uplift under the Housing SEPP appears to prioritise yield over context-sensitive design, thereby undermining planning objectives that mandate built form to "provide a transition to the surrounding conservation areas" as stated in the Sydney DCP 2012 Part 5.5.

3. Traffic and Transport Impact

According to the updated Traffic and Transport Assessment (December 2024), the proposal increases the total yield to **1,705 apartment units**—an 8% uplift is misleading from the original 1065 lots proposed by Greenland, an actual 62% uplift. This will significantly increase traffic congestion in and around Mitchell Road, Maddox Street, and the Erskineville/St Peters area. While the report concludes that traffic levels remain stable, local experience suggests that street-level congestion, inadequate parking and pedestrian safety are already pressing issues that would only worsen whilst the introduction of a new speed limit to 40kphs this year has caused a significant disruption to traffic flows along Mitchell Road during peak hours and weekends.

4. Amenity and Infrastructure Pressure

The increase in population density without proportional public infrastructure upgrades—including open space, childcare, schooling, and pedestrian facilities—raises concerns about amenity and live ability. While Kooka Walk and green links are welcome additions, they are insufficient in mitigating the demand pressures that will result from this scale of intensification.

5. Community Consultation and Transparency

While I appreciate the Council's notification process, many local residents remain unaware of the significance of the proposed changes. These major modifications should warrant broader community consultation, including an updated Environmental Impact Statement (EIS) and independent assessment of overshadowing, solar access, and infrastructure strain.

6. Loss of Privacy

The proposed structure, particularly with the inclusion of rooftop access, poses a significant concern regarding the loss of privacy for adjoining properties. Elevated viewing points such as rooftop terraces create direct lines of sight into neighbouring homes and private outdoor spaces, which were previously shielded from view. This intrusion into residents' private lives undermines their reasonable expectation of privacy and will likely result in discomfort and a diminished sense of security. Such impacts are inconsistent with the planning principles that aim to protect residential amenity and should be carefully reconsidered in the assessment of this application.

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.
- **Conducts broader community consultation** to ensure transparency and engagement, given the scale and lasting impact of the proposed changes.
 - Provide an updated **Environmental Impact Statement (EIS)** and **independent assessment of overshadowing, solar access, and infrastructure strain** due to the misinformation supplied in the Proposed Modified Concept DA Urban Design Report documentation supplied by **fjcstudio** and a revised **Traffic Management Report** due to the introduction of a new speed zone imposed along Mitchell Road this year.

I urge Council to carefully consider the concerns of all residents and the long-term consequences of approving this development. I respectfully request that Development Application No. **D/2025/448 & D/2015/966** be refused or significantly amended to address the above concerns. Thank you for your consideration and welcome any opportunity to participate in further consultations or provide additional feedback.

Yours sincerely,

Mr Javier Santamarta

27/300 Mitchell Road, Alexandria, NSW, 2015

E: [REDACTED]

Ph: [REDACTED]

Date: 25th June 2025





3 storey Structure at corner of Mitchell Road and Maddox Street Alexandria at 1pm on 25th June 2025



2 storey structure in front of Erskineville Pharmacy & Woolworths Metro, 149-153 Mitchell Road Erskineville at 1pm on 25th June 2025 with shadows already across Mitchell Road



Impact of 3 & 2 storey buildings at 149-153 Mitchell Road Erskineville at 2pm on 25th June 2025

From: <[REDACTED]>
Sent on: Thursday, June 26, 2025 12:06:52 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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.

To Mr. Michael Stephens

I am writing to you concerning the Application by CORONATION PROPERTY CO PTY LTD Reference D/2025/448 155 Mitchell Road ERSKINVILLE NSW 2043, to extend the height of the development opposite my apartment complex to Eleven stories.

Sir I am of the understanding that the development is to add more levels from Seven stories to Eleven stories.

I am on the 2nd floor/ 3rd Level, my apartment which only gets sun light for a small portion of the day. I am concerned that the increase in the apartment development height will block any direct sunlight. Causing long term discomfort my health, by causing the fungal/mold growth to my apartment exterior. Also, increasing in height of the development will trap noise being emitted by passing vehicle and pedestrian traffic, causing it to rebound between to the two apartment complexes with no means to dissipate, thereby it will be amplifying the volume of the noise emissions. Reducing quality of life, in an ever increasing congested environment for where I have lived for the last twenty years.

Your feed back would be much appreciated

Regards
David Walker
9302/177-219 Mitchell Road,
Erskinville NSW 2043

From: Stephen Koumas <[REDACTED]> on behalf of Stephen Koumas
<[REDACTED]> <Stephen.Koumas@[REDACTED]>
Sent on: Saturday, June 28, 2025 4:40:17 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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 Mr Stephens,

I am writing to formally object to Development Application D/2025/448.

This proposal involves a substantial increase in building height across multiple structures, particularly those bordering Mitchell Road.

The buildings proposed along Mitchell Road, reaching 11 storeys plus a mezzanine, will have a serious impact on the amenity of nearby residents. These buildings will cast significant shadows over adjacent terrace houses and apartment blocks, leaving them with no sunlight during the winter months. Many of these terraces, built nearly a century ago, already suffer from limited natural light. The added shadow will exacerbate these conditions, resulting in colder, damper homes and a marked decline in overall liveability. In my own case, this would mean the living room and outdoor areas would receive no sunlight during winter.

The proposed buildings directly adjoin a designated heritage conservation area consisting mainly of one and two storey dwellings. The scale of the development would completely overshadow this low-rise precinct and be out of keeping with the established character of the neighbourhood. This contradicts the conservation guidelines that other developments in the area are required to observe and threatens the integrity of the heritage zone.

For these reasons, I urge the council to reject the proposed amendments to the development application and uphold the currently approved building heights.

Yours sincerely,

Stephen

Sent from my iPhone

From: Christopher Medlicott <[REDACTED]> on behalf of Christopher Medlicott <[REDACTED]>
Sent on: Sunday, June 29, 2025 7:56:00 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: 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 note there's two DA's. Please note my feedback per below for D/2025/448 as well.

Thank you

Christopher Medlicott

|m [REDACTED]
|e: [REDACTED]

On Fri, 20 Jun 2025 at 1:57 pm, Christopher Medlicott <[REDACTED]> wrote:

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
[REDACTED]

Sent from my iPad

From: Kirill Kuznetsov <[REDACTED]> on behalf of Kirill Kuznetsov
<[REDACTED]> <Kirill Kuznetsov <[REDACTED]>
Sent on: Monday, June 30, 2025 8:53:32 AM
To: dasubmissions@cityofsydney.nsw.gov.au
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.

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. ~~209~~ 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: <[REDACTED]>

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

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

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: Alison Bond <[REDACTED]> on behalf of Alison Bond
<[REDACTED]> <Alison Bond <[REDACTED]>
Sent on: Tuesday, July 1, 2025 11:52:54 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Peter Quigley <[REDACTED]>
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Attachments: AB_PQ_Objection Letter_155 Mitchell Rd.pdf (86.2 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 General Manager,

Our unit is located on the ground floor with a livingroom and bedroom overlooking Mitchell Road. The proposed amendments would result in severe overshadowing, crowding, and overdevelopment, directly affecting the quality of life in the neighbourhood. Please find attached a list of concerns about the above submission.

Thank-You,

Alison Bond [REDACTED]
Peter Quigley [REDACTED]
(Lot 1 300-322 Mitchell Road, Alexandria)

Alison Bond & Peter Quigley

Unit 1 /300-322 Mitchell Road
Alexandria NSW 2015

30th June 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.

Our unit is located on the ground floor with a livingroom and bedroom overlooking Mitchell Road. The proposed amendments would result in severe overshadowing, crowding, and overdevelopment, directly affecting the quality of life in the neighbourhood. We are concerned about the further loss of sunlight and privacy these changes would bring. While we understand that higher tower blocks are permitted, they have previously been set back from the street to reduce their impact; something that should remain in place.

We want to stress that we are not opposed to new developments. In fact, the buildings constructed between Maddox Street and Ashmore Street are a good example of what can be done well. They are of a reasonable height, visually appealing, and more appropriately integrated into the streetscape. They demonstrate that thoughtful design can contribute positively to the area without compromising the amenity of existing residents.

These are our current concerns.

Excessive Height and Loss of Sunlight

Exceeds height limits under the local LEP (Local Environmental Plan) or DCP
(Development Control Plan).

Overdevelopment of the site – does not align with existing or desired streetscape.

Loss of Heritage Transition and Local Character

Overdevelopment of the site – does not align with existing or desired streetscape.

Environmental Concerns

Loss of significant trees or habitat (especially if protected or home to wildlife).

Increased hard surfaces leading to stormwater runoff and flooding.

Insufficient landscaping or green space.

Traffic and Transport Impact

Increased traffic congestion in surrounding streets.

Inadequate on-site parking (leading to spillover into residential streets).

Insufficient loading/unloading or service vehicle space.

Amenity and Infrastructure Pressure

Noise from communal areas, mechanical equipment, car parks, or rooftop spaces.

Late-night activity in commercial/mixed-use developments.

Community Consultation and Transparency

Seems very sneaky to get permission to develop then to ramp up building heights. Stick to the agreed upon heights in good faith with the community.

No contribution to public domain (e.g., footpath widening, landscaping, plazas).

Loss of Privacy

Noise from communal areas, mechanical equipment, car parks, or rooftop spaces.

Late-night activity in commercial/mixed-use developments.

Non-Compliance with Planning Instruments

Fails to meet zoning objectives or controls under the LEP or DCP.

Misuse of exceptions or variations under SEPP 1 or Clause 4.6 (in NSW).

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,

Alison Bond

Peter Quigley

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

<[REDACTED]> <Nick Summers <[REDACTED]>

Sent on: Tuesday, July 1, 2025 12:49:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: cmoore@cityofsydney.nsw.gov.au; [REDACTED]

Subject: DA Submission: Objections to D/2025/448 and D/2025/405

Attachments: Mitchell Rd DA submissioon.pdf (39.87 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.

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
[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
0411 832 707

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 <[REDACTED]> on behalf of Bradley Bishop
<[REDACTED]> <Bradley Bishop <[REDACTED]>

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

To: dasubmissions@cityofsydney.nsw.gov.au

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: Jeremy Austen <[REDACTED]> on behalf of Jeremy Austen
<[REDACTED]> <Jeremy Austen <[REDACTED]>
Sent on: Tuesday, July 1, 2025 10:39:23 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention
Attachments: D2025448_CoS_Ashmore_JAusten_250107.pdf (606.45 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/2025/448 - 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

T [REDACTED]
M [REDACTED]

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 Amending Concept Development Application
to amend the Concept Consent (D/2015/966)
Ref no: D/2025/488
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.

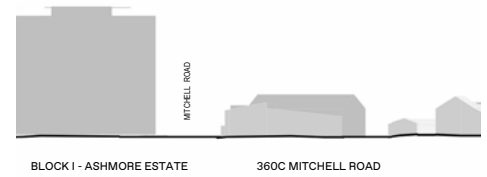


Figure 2
Source: BVN Development Application Site Elevations, AR-00-10A-XX-03, 02/05/20225



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.

6 They contradict City of Sydney's planning guidelines for the precinct

According to your *Sydney Development Control Plan* (DCP) 2012, the FSR for the area of Ashmore Estate containing buildings F and I is 1.75:1 (see Figure 4). Do these buildings really still fit within this constraint?

7 They are detrimental to public amenity

These will be the largest buildings in the area. The scale, both in height and width, of Buildings F and I will create a terrible wind tunnel effect along Mitchell Road. It's one thing to have a tall building, but to have a tall and wide building is another. It creates an unpleasant wall of building which will significantly change the nature of an otherwise low to medium rise area.

These buildings 'turn their backs' on Mitchell Road, offering no sense of street community, unlike the houses on the opposite side of the road.

8 They add nothing new to public amenity

They will add nothing to public amenity which isn't already there. There is already a supermarket within the precinct and another within walking distance. The fact that another is proposed, only goes to show how poor the planning is for this precinct – if it had been planned properly there would have been one decent-sized supermarket rather than two small ones.

Sydney Park Village has a piazza on the corner of Mitchell and Coulson roads, which offers a space for placemaking and community interaction, with a cafe, a restaurant and a shop. There is a missed opportunity to extend this community piazza space onto the opposite corner where Building I is.

In summary, I strongly oppose the proposed Amended Concept Development Application for the Ashmore Estate Buildings F and I and Buildings G and H and recommend restricting the size of buildings in this location to that outlined in City of Sydney's own Development Control Plan.

I look forward to your response.

Regards,

Jeremy Austen

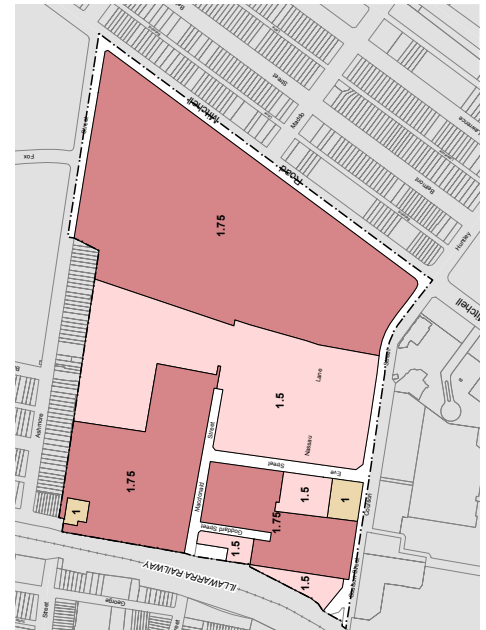


Figure 4

Source: Draft Amendment – South Sydney Development, Control Plan Amendment: Urban Design 1997 – Part G, Ashmore Precinct

From: Joanna Dempsey <[REDACTED]> on behalf of Joanna Dempsey

<[REDACTED]> <Joanna Dempsey <[REDACTED]>

Sent on: Monday, June 30, 2025 8:13:32 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/448 - 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.

What a disaster to this area!!!...this will ruin the village feel and heritage feel to the area ..another corrupt development being aloud!!!...What an ugly design and under thought development!!

Get [Outlook for Android](#)

From: Farzad Jazayeri <[REDACTED]> on behalf of Farzad Jazayeri <[REDACTED]> <Farzad Jazayeri <[REDACTED]>
Sent on: Tuesday, July 1, 2025 2:17:41 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/448 - 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 Whom It May Concern,

Subject: Strong Objection to Development Application D/2025/448 – 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] <[redacted]> on behalf of [redacted]
<[redacted]>

Sent on: Wednesday, July 2, 2025 10:30:59 AM

To: dasubmissions@cityofsydney.nsw.gov.au

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 <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Wednesday, July 2, 2025 1:03:17 PM

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

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

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

From: Kim Diep <[REDACTED]>

Sent: Wednesday, 2 July 2025 10:35 AM

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

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.

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 <[REDACTED]> on behalf of Fabian Foo <[REDACTED]> <Fabian Foo <[REDACTED]>

Sent on: Tuesday, July 1, 2025 4:40:16 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/448 - 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: Marjorie Farrow <[REDACTED]> on behalf of Marjorie Farrow
<[REDACTED]> <Marjorie Farrow <[REDACTED]>
Sent on: Wednesday, July 2, 2025 5:21:31 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Attachments: City Of Sydney.docx (16.89 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.

Please find attached letter regarding this development with noted objections.
Marjorie Farrow

Marjorie Dawn Farrow
Unit 28 / 300 Mitchell Road
Alexandria NSW 2015

1st 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.

1. Excessive Height and Loss of Sunlight

This development exceeds height limits under the local Environmental Plan or the Development Control Plan so why would this be approved?

It also seems to not be in line with other building in the local area.

My unit facing Mitchell Road and it would also loose its sun and that is a feature and amenity that make the unit a pleasant home to enjoy.

2. Loss of Heritage Transition and Local Character

Alexandria has become a great precinct for people to live with the great mix of existing and other low rise buildings particularly in the this region of Mitchell Road and this large development would be not be totally out of the character of the area..

3. Traffic and Transport Impact

It is already high density for parking and a development of this size would only increase the traffic problem in the area given there seems to be in adequate on site parking.

4. Amenity and Infrastructure Pressure

Construction has been known to cause significant movement resulting in surrounding buildings being damaged.

Commercial activity late night will also disrupt normal sleeping for nearby residences.

Roof top activities also will result in noise spreading.

5. Community Consultation and Transparency

There is a community feeling that has been created in Alexandria and having my unit located in this region I would not have though such a large project would be as progressed without significant community consolation.

6. Loss of Privacy

Such a development with the height will certainly mean significant loss of privacy for existing units built to a more reasonable height in keeping with the area..

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.
- **Have greater interaction with surrounding residents.**
- 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,

Marjorie Farrow

From: eileen Hayse <[REDACTED]> on behalf of eileen Hayse <[REDACTED]> <eileen Hayse <[REDACTED]>
Sent on: Wednesday, July 2, 2025 7:12:18 PM
To: dasubmissions@cityofsydney.nsw.gov.au; Terry Griffiths <[REDACTED]>
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.

I reside at 7705/177 Mitchell Rd Erskineville and object to the extra building heights proposed for this development for the following reasons:

- The building heights of the original proposal were already too high. The extra heights of 2 to 4 stories for several buildings will mean an extra several thousand people will move into Erskineville putting a severe strain on existing resources including schools, public transport, child care centres, health centres (try getting an appointment at Erskineville Doctors), car parks and shopping facilities.
- The extra vehicles will mean the current traffic nightmare on Mitchell Road will turn into a daily gridlock for thousands of motorists. Side roads will become "rat runs" and parking for existing locals and visitors will become near impossible.
- The new heights will be out of character with the surrounding suburb (much of which is still 19th and early 20th Century terrace housing), changing the charming character of the suburb. Please don't turn it into a mini Manhattan!
- The new heights will obstruct existing views and increase overshadowing, reducing natural light and outdoor spaces.

Enough is enough! Erskineville is already doing more than its fair share in developing high and medium density housing. It is a fantastic suburb that has in the last 25 years undergone a reasonably successful transition from semi industrial to almost fully residential.

This is a step too far. Please don't spoil our gem of a suburb.

Regards,

Terry Griffiths (Erko resident of 42 years)

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED]
[REDACTED]
Sent on: Wednesday, July 2, 2025 3:19:50 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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 [REDACTED] [REDACTED].

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,

[REDACTED]

From: Ombeline Even <[REDACTED]> on behalf of Ombeline Even <ombeline-even@hotmail.fr> <Ombeline Even <[REDACTED]>
Sent on: Wednesday, July 2, 2025 8:03:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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,

I am writing to you regarding the submission for D/2025/448 - 155 Mitchell Road NSW 2043.

Living in the neighbourhood, I am deeply concerned by the proposed height of the buildings and the pressure these additional homes will put on the existing infrastructures, noting the significant current development and growth of Green Square.

After reviewing the proposal, I have several concerns that I believe warrant serious consideration before any approval is granted.

1. Height and Overshadowing

The proposed development seeks to increase the building height beyond what is permissible under current planning controls. This not only contravenes established guidelines but also threatens to overshadow Fig Street Park and Wentworth Park, diminishing public amenity and affecting the enjoyment of these spaces by residents and visitors alike.

2. Heritage Impact

The development's scale and design appear incompatible with the surrounding heritage context. The potential for adverse impacts on the character and significance of nearby heritage-listed sites has not been adequately addressed, raising concerns about the preservation of the area's historical integrity.

3. Design Excellence

The proposal lacks the design excellence expected for developments in this precinct. The architectural response does not demonstrate a high standard of design quality, which is essential to maintain the aesthetic and functional values of the area.

4. Traffic and Public Transport Strain

The anticipated increase in resident and visitor numbers could exacerbate existing traffic congestion and place additional pressure on public transport services. The development does not appear to include sufficient measures to mitigate these impacts, potentially leading to reduced accessibility and increased travel times for the community.

5. Environmental and Social Amenity

The proposal may lead to increased wind effects, reduced natural light, and potential loss of privacy for neighboring properties. These factors could significantly diminish the quality of life for existing residents and are not adequately addressed in the application.

In light of these concerns, I respectfully urge the Council to reject this development application or, at the very least, require substantial modifications to ensure it aligns with the community's best interests and complies with all relevant planning controls.

Thank you for considering my objections. I look forward to your response and to participating in any future

consultations regarding this matter.

Kind regards,

Ombeline Even

18 Huntley street, Alexandria NSW 2015

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

Sent on: Wednesday, July 2, 2025 4:08:06 PM

To: dasubmissions@cityofsydney.nsw.gov.au

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.

To whom it may concern,

I strongly appose the increased size of this project.

Parking & public transport is already at limit.

Traffic in the area is already bad and will only get worse.

We have lived on Mitchell Rd for 17 years and have raised our children here, this new project will completely block the afternoon sun to our property.

Please don't let this project proceed.

Thank you.

Pete Gibbs
[REDACTED]
[REDACTED]

From: [redacted] on behalf of [redacted]
[redacted] <[redacted]>
Sent on: Wednesday, July 2, 2025 10:53:56 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Objection to Development Application D/2025/448 at 155 Mitchell Road, Erskineville
Attachments: Objection to Development Application (1).pdf (56.66 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.

Attention: Mr Michael Stephens,

I attach my letter of objection to Development Application D/2025/448.

Please ensure my personal details (set out in the header of the letter, top right hand corner) are concealed from public disclosure.

If you would like to contact me in relation to this objection, please feel free to contact me at this email address.

Regards

[redacted]

2 July 2025

Michael Stephens
City of Sydney Council
PO Box 1591
SYDNEY NSW 2001

**Objection to Development Application D/2025/448 at 155 Mitchell Road,
Erskineville**

Dear Mr. Stephens,

I am writing to formally object to Development Application D/2025/448 for the property at 155 Mitchell Road, Erskineville, NSW 2043. While I acknowledge the intention behind the development to increase housing supply, I have significant concerns about the proposed amendments, which I believe will negatively impact the local community and infrastructure. Below are the key reasons for my objection:

1. Strain on Local Infrastructure and Services

Erskineville is already facing significant pressure on its local infrastructure, and the proposed development will exacerbate these challenges.

- **Local Public School:** The public school serving this catchment area is small and already under significant strain. There is limited playground space, and facilities are insufficient to accommodate the growing number of students. The proposed increase in local population will only add to these pressures, potentially affecting the quality of education and well-being of students.
- **Childcare and Health Services:** There is already a significant shortage of childcare spaces in the area, with long waiting lists for existing facilities. Similarly, the local healthcare system, including doctors, is already overwhelmed, with long wait times for appointments. The development will add to the demand for these services, potentially making it even more difficult for existing residents to access basic amenities.
- **Playgrounds and Recreation:** The proposed development does not address the clear need for more public open space and playgrounds, especially for families with children. With an increase in residents, particularly families living in spaces without individual yards, the lack of adequate recreational spaces will be felt even more acutely.

2. Excessive Height and Impact on Local Amenity

The proposed height of the buildings is excessive and out of character for the suburb of Erskineville. This will have several detrimental effects on the local area:

- **Visual Impact and Character of the Area:** Erskineville is a low-rise, residential neighborhood with a strong sense of community. The proposed height is out of scale with the surrounding buildings and will create an eyesore that disrupts the overall aesthetic of the area. The development will also block existing views and reduce the open space that defines the character of this part of Erskineville.
- **Excessive Shadows and Loss of Natural Light:** One of the major concerns is the impact of the height on neighbouring properties. The excessive building height will cast long shadows, particularly on properties to the south and west, which will reduce natural light for existing residents. This is not only an aesthetic concern but will also reduce the livability of homes in the surrounding area.

3. Traffic Congestion and Parking Issues

The local road network in Erskineville is already struggling with congestion, and the narrow streets cannot accommodate the level of additional traffic that the proposed development will generate. Furthermore, there is no provision for sufficient street parking in the area:

- **Narrow Streets and Traffic Congestion:** The streets surrounding the proposed development are narrow and often congested, especially during peak hours. The addition of a large number of residential apartments will lead to even greater congestion, making it more difficult for residents to move around the area, and potentially creating unsafe conditions for pedestrians and cyclists.
- **Lack of Parking:** There is already a shortage of parking spaces in the local area, and this development will exacerbate the situation. With limited off-street parking, residents and visitors will be forced to park in already overcrowded streets, leading to further issues with parking availability and road safety.

4. Development Size and Scope

Given the scale of the proposed changes to the development—specifically, the amendments to the building envelopes, the conversion to Build-to-Rent, and the provision of affordable housing—it is my view that the proposed amendments should not be considered as a simple variation to the original Concept Development Application. The changes are substantial and will have a significant impact on the local area in terms of infrastructure, amenity, and character.

As such, these amendments should be treated as a new development application rather than a variation of the existing consent. This will allow for more detailed assessment, adequate community consultation, and a more thorough consideration of the impacts of such a large-scale development on Erskineville.

Conclusion

While I understand the need to provide more housing and affordable options, this proposed development is not well-suited to the existing context of Erskineville. The combination of excessive height, strain on local infrastructure, and potential negative impacts on the community and environment makes it difficult to support in its current form. I urge the City of Sydney Council to reconsider the proposed amendments, particularly with respect to height, infrastructure planning, and community impact.

I would also request that the council reconsider the scale of the project to ensure that it aligns with the needs of the local community, and that there is sufficient provision for vital infrastructure and services such as education, healthcare, and recreation.

Thank you for considering my objection. I look forward to hearing from you regarding the outcome of this application.

Sincerely,

A grey rectangular box used to redact the signature of the author.

From: [redacted] <[redacted]> on behalf of [redacted]
<[redacted]> <[redacted]>
Sent on: Wednesday, July 2, 2025 4:09:10 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Comments on Proposals D/2025/405 + D/2025/448
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: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Thursday, July 3, 2025 10:50:54 AM

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

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

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

From: F K <[REDACTED]>

Sent: Thursday, 3 July 2025 10:37 AM

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

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.

Hello Michael,

I am writing to express my deep concern regarding the proposed modification to the Mitchell Road development, which seeks to significantly increase the height of several buildings — in some cases nearly doubling their original scale.

This proposed increase will have a substantial and irreversible impact on the surrounding neighbourhood. It will:

- * Overshadow existing homes and public spaces, affecting access to sunlight and amenity for nearby residents;
- * Alter the low-rise, historic character of Erskineville and neighbouring areas of Alexandria, which are valued for their unique village atmosphere and heritage streetscapes;
- * Exacerbate existing congestion on already overburdened local roads, placing further strain on parking, traffic flow, and public transport infrastructure.

It is also deeply concerning that the original development application proposed a lower scale — likely to avoid scrutiny — only for a significant height increase to be pursued later via modification. This undermines the integrity of the planning process and community trust in it.

I urge Council to reject this modification and require the developer to adhere to the originally approved scale, in keeping with the area's planning controls and community expectations.

Kind regards,

Fiona Knapman
(Local resident)

From: Kelly Purvis <[REDACTED]> on behalf of Kelly Purvis <[REDACTED]> <Kelly Purvis <[REDACTED]>
Sent on: Thursday, July 3, 2025 10:50:49 AM
To: dasubmissions@cityofsydney.nsw.gov.au
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: pierre JUBIEN <[REDACTED]> on behalf of pierre JUBIEN
<[REDACTED]> <pierre JUBIEN <[REDACTED]>
Sent on: Thursday, July 3, 2025 10:54:38 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Subject: Formal Objection to Development Application D/2025/448 – 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 Michael Stephens,

I am writing to express my formal objection to the proposed modifications outlined in Development Application D/2025/448 for 155 Mitchell Road, Erskineville. While the intention to increase housing availability is acknowledged — and indeed already met under the current, approved DA — the proposed changes are excessive and would significantly harm the fabric of the local neighborhood.

Erskineville is defined by its village-like character, human-scale buildings, and established sense of community. Introducing towers of up to 11 storeys on this site would drastically alter the visual and social landscape, casting shadows, creating wind tunnels, and overwhelming nearby homes and streetscapes. The proposed height and density are grossly out of proportion with surrounding developments, which predominantly features lower-rise buildings. This kind of over-development risks denaturing the suburb's unique identity, reducing livability, and eroding the urban charm that residents and visitors alike value.

Moreover, the additional population, retail activity, and vehicle use generated by the supermarket and Build-to-Rent scheme will worsen already strained traffic conditions in the area. Mitchell Road, along with adjacent streets, already experiences significant congestion and limited parking availability. This proposal would compound those pressures, putting further stress on local infrastructure without any clear mitigation strategy.

The current DA already supports housing growth in a balanced and appropriate manner. This new proposal is not a response to housing need — it appears to be driven purely by profit, at the expense of community values and quality of life. I urge the City of Sydney to reject this modification in favor of a more respectful and sustainable approach to urban development.

Kind regards,
Pierre Jubien
18 Huntley St, Alexandria, NSW 2015

From: Michael Naumoff <[REDACTED]> on behalf of Michael Naumoff
<[REDACTED]> <Michael Naumoff <[REDACTED]>

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

To: dasubmissions@cityofsydney.nsw.gov.au

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 <[REDACTED]> on behalf of Samantha Stanley
<[REDACTED]> <Samantha.Stanley@[REDACTED]>

Sent on: Thursday, July 3, 2025 2:45:52 PM

To: DASubmissions@cityofsydney.nsw.gov.au

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: Sharlie Raymond <[REDACTED]> on behalf of Sharlie Raymond
<[REDACTED]> <Sharlie Raymond <[REDACTED]>

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

To: dasubmissions@cityofsydney.nsw.gov.au

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: Deborah Giblett <[REDACTED]> on behalf of Deborah Giblett
<[REDACTED]> <Deborah Giblett <[REDACTED]>

Sent on: Thursday, July 3, 2025 8:50:13 PM

To: dasubmissions@cityofsydney.nsw.gov.au

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.

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
 - schools 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: Dan Vu <[REDACTED]> on behalf of Dan Vu <[REDACTED]> <Dan Vu <[REDACTED]>
Sent on: Thursday, July 3, 2025 9:27:21 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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.

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: anna rothbart <[REDACTED]> on behalf of anna rothbart <[REDACTED]> <anna rothbart <[REDACTED]>
Sent on: Thursday, July 3, 2025 9:14:19 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Attachments: AR letter.pdf (622.16 KB)

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

Dear Mr Stephens,

Objection to Development Application D/2025/448 – 155 Mitchell Road, Erskineville, NSW 2043 & Objection to Amending Concept Development Application D/2015/966

Please find my letter detailing these objections attached.

Regards,

Anna Rothbart

Ms Anna Rothbart

35/300 Mitchell Road, Alexandria, NSW, 2015

E: [REDACTED]

Ph: [REDACTED]

Date: 3rd July 2025

To:

The General Manager
City of Sydney Council
Town Hall House
456 Kent Street
Sydney NSW 2000

Subject: Objection to Development Application 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**.

As a constituent of the local community, I acknowledge the importance of urban renewal and the provision of affordable housing. However, I have several serious concerns regarding the scale and impacts of the proposed modifications which, if approved, would significantly and negatively affect the surrounding area's character, amenity and infrastructure.

1. Excessive Height and Overdevelopment

The proposed height increases across Blocks F, G, and I—up to 3 additional storeys—exceed the originally approved Concept DA and are inconsistent with the intended transitional scale for the precinct. This intensification threatens to overshadow existing low-density dwellings in adjacent heritage conservation zones, particularly along Mitchell Road and Coulson Street, disrupting the carefully balanced built form and visual amenity. The height of buildings F & I will reduce natural

light and negatively affecting quality of life in particular to those working from home or suffering mental health/anxiety. The Proposed Modified Concept DA Urban Design Report documentation supplied by fjstudio is not a true indication of the shadow impact as published on Page 45 along Mitchell Road and surrounding streets. See below actual pictures taken at 1pm & 2pm on 25th June 2025 with the 3 storey structure at the corner of Mitchell Road & Maddox St and 2 storey facility with the Medical Centre/Woolworths tenancy and fjstudio report pictures.

The extra storeys will exceed height limits under the LEP. The building will also be out of character with the surrounding established buildings and not align with existing streetscape.

The loss of sunlight to our apartment would also breach the sunlight access rules in the DCP (minimum 3 hours sunlight to private open space).

2. Loss of Heritage Transition and Local Character

The Ashmore Precinct borders sensitive heritage areas, including the Coopers Estate Conservation Area. The proposed uplift under the Housing SEPP appears to prioritise yield over context-sensitive design, thereby undermining planning objectives that mandate built form to "provide a transition to the surrounding conservation areas" as stated in the Sydney DCP 2012 Part 5.5.

3. Traffic and Transport Impact

According to the updated Traffic and Transport Assessment (December 2024), the proposal increases the total yield to **1,705 apartment units**—an 8% uplift is misleading from the original 1065 lots proposed by Greenland, an actual 62% uplift. This will significantly increase traffic congestion in and around Mitchell Road, Maddox Street, and the Erskineville/St Peters area. While the report concludes that traffic levels remain stable, local experience suggests that street-level congestion, inadequate parking and pedestrian safety are already pressing issues that would only worsen whilst the introduction of a new speed limit to 40kphs this year has caused a significant disruption to traffic flows along Mitchell Road during peak hours and weekends.

There are frequent reports on local groups of accidents and near misses due to increased traffic in the area and drivers not respecting the bike paths or pedestrian crossings. I have two young children and never rely on cars stopping at our zebra crossing near our daycare due to a number of near misses I have experienced with my family. Safety due to poor traffic control is already a major concern for us in the area and the addition of extra storeys and the extra residents and traffic that will include means this will not be able to be accommodated on our roads in a safe

way. There seems to be no provision to update the infrastructure to match the population increase.

4. Amenity and Infrastructure Pressure

The increase in population density without proportional public infrastructure upgrades—including open space, childcare, schooling, and pedestrian facilities—raises concerns about amenity and live ability. While Kooka Walk and green links are welcome additions, they are insufficient in mitigating the demand pressures that will result from this scale of intensification.

5. Loss of Privacy

The proposed structure, particularly with the inclusion of rooftop access, poses a significant concern regarding the loss of privacy for adjoining properties. Elevated viewing points such as rooftop terraces create direct lines of sight into neighbouring homes and private outdoor spaces, which were previously shielded from view. This intrusion into residents' private lives undermines their reasonable expectation of privacy and will likely result in discomfort and a diminished sense of security. Such impacts are inconsistent with the planning principles that aim to protect residential amenity and should be carefully reconsidered in the assessment of this application.

We are a young family, we rely on everything being local including our daycare and I do not want to compromise my children's privacy.

6. Noise and Amenity Impacts

As a young family who relish the quiet surroundings of our neighbourhood after work hours, the potential of additional noise impacts from late-night activity in this development will impact our wellbeing. We have already been severely impacted by the ongoing building of this development over the past couple of years and the addition of extra storeys will prolong our discomfort, increase our exposure to dust from the work site, increase the building noise which makes it difficult to work from home and increase the risk of damage to our building.

7. Environmental and Health Concerns

Since construction started opposite us, I have not opened our bedroom windows in nearly 2 years and in addition have purchased air purifiers. The amount of dust and dirt (and asbestos we were warned about) has seriously impacted our wellbeing living here. We have not opened our windows due to the heavy construction and exposure risk of inhalation of particulate matter which can cause multiple cardiovascular and respiratory disease and cancer (Cohen et al., 2017; World Health Organization, 2021b) and is a genuine source of concern, stress and anxiety for us particularly with young children who also attend their daycare opposite the construction site.

Any prolonging of this exposure due to additional storeys prolongs our stress and anxiety living in the area with these genuine and well researched health concerns.

Requested Action:

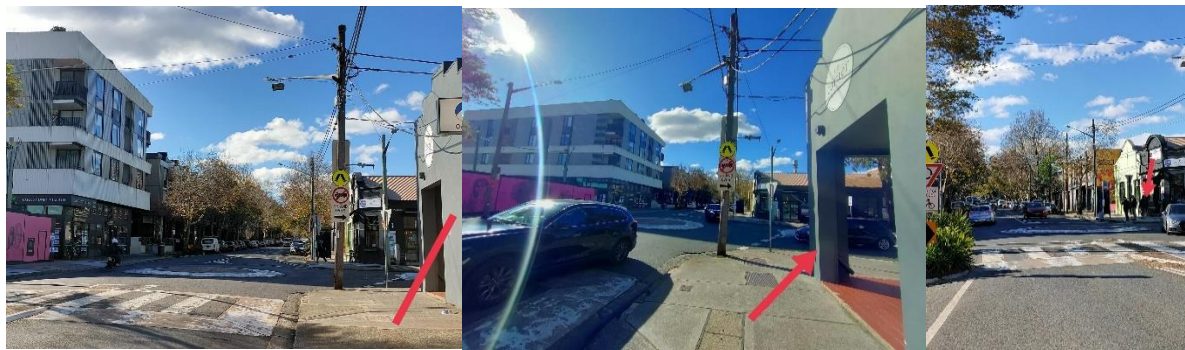
I respectfully request that Council:

- **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.
- **Conducts broader community consultation** to ensure transparency and engagement, given the scale and lasting impact of the proposed changes.
- Provide an updated **Environmental Impact Statement (EIS)** and **independent assessment of overshadowing, solar access, and infrastructure strain** due to the mis information supplied in the Proposed Modified Concept DA Urban Design Report documentation supplied by **fjcstudio** and a revised **Traffic Management Report** due to the introduction of a new speed zone imposed along Mitchell Road this year.

I urge Council to carefully consider the concerns of all residents and the long-term consequences of approving this development. I respectfully request that Development Application No. **D/2025/448 & D/2015/966** be refused or significantly amended to address the above concerns. Thank you for your consideration and welcome any opportunity to participate in further consultations or provide additional feedback.

Yours sincerely,

Anna Rothbart



3 storey Structure at corner of Mitchell Road and Maddox Street Alexandria at 1pm on 25th June 2025



2 storey structure in front of Erskineville Pharmacy & Woolworths Metro, 149-153 Mitchell Road Erskineville at 1pm on 25th June 2025 with shadows already across Mitchell Road



Impact of 3 & 2 storey buildings at 149-153 Mitchell Road Erskineville at 2pm on 25th June 2025

From: Aaron Spicer <[REDACTED]> on behalf of Aaron Spicer
<[REDACTED]> <Aaron Spicer <[REDACTED]>
Sent on: Friday, July 4, 2025 12:32:10 AM
To: dasubmissions@cityofsydney.nsw.gov.au
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.

Michael

I am a resident of the Motto project on Nassau Lane, so in relatively close proximity to proposed buildings G4 and H1. Our building is 3 stories high

I was horrified to see the significant increase in building heights proposed in that location, especially in the context of how it will appear from the street in comparison to the adjacent buildings on Hadfields Lane. I was okay with a previous increase in the heights in this location as the design had thoughtfully considered the visual impacts by having 4 stories at the street frontage with an additional 2 stories set back. It appears no such attempt has been made to consider how out of scale the new buildings will look. I also support having some additional allowances such as provided by the SEPP to facilitate affordable housing

As the documents note that even with the additional height allowances building G4 still exceeds the maximum permissible height by 18.1% and H1 by 13.75%. What is the point of having maximum limits if they can be exceeded so significantly even after bonuses have been applied, and not just to accommodate small items of plant set back from boundaries but whole residential floors? Surely the significant bonuses should provide for an absolute maximum. How can residents who purchase near future developments have any confidence in what will ultimately be built. The "support" for going over the maximum height is also a joke, as though flood planning requirements, floor to floor height requirements, plant and lift overruns aren't things developers would need to consider on all developments at height and so should already be factored into the maximums allowed.

To go from something that presents at street level as 4 stories to 10 stories (the upper 2 levels although set back are still very visible) is excessive given the location against 3-4 story development. They have clearly also done a "cost out" exercise and significantly reduced the visual appeal of the built form - previously there was good variability in how the different buildings presented. Now they all look the same with just a different colour cladding on the upper levels - hardly design excellence.

If the developer wants increased scale they should build up to it in the centre of the development rather than having such an abrupt change from surrounding buildings as they were doing previously.

I hope council do not approve this latest application without significant changes and bring the building envelopes back within the maximum allowed after considering the SEPP

Aaron

From: <[REDACTED]>

Sent on: Thursday, July 3, 2025 10:03:12 PM

To: dasubmissions@cityofsydney.nsw.gov.au

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.

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: Ben Fisher <[REDACTED]> on behalf of Ben Fisher <[REDACTED]> <Ben Fisher <[REDACTED]>

Sent on: Thursday, July 3, 2025 7:31:58 PM

To: dasubmissions@cityofsydney.nsw.gov.au

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.

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: Lan Gogan <[REDACTED]> on behalf of Lan Gogan <[REDACTED]> <Lan Gogan
<[REDACTED]>
Sent on: Thursday, July 3, 2025 4:19:03 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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.

Mr Stephen's

I am a 74 years old lady, owner and occupier of residence 315 Belmont St. Alexandria. I'm writing to express my concern regarding the above submission D/2025/448- 155 Mitchell Road Erskineville NSW 2043.

I have always supported our Lord Mayor Clover Moore's action against climate change, reduce greenhouse gas emissions and residential waste stream. I shared her vision to make Sydney a sustainable city for future generation.

I am a keen gardener and spent time in my garden everyday, composting, mulching and enjoy the native wasps, blue banded bees and other insects around. I collect seeds, take cuttings and pot them for friends and neighbourhoods.

I have a strong objection to the developer's proposal to build 11 stories, which will impact the amount of light into my backyard. The lost of sunlight to my garden oasis will be devastating.

Over the past few years Mitchell Road and the surrounding streets has become increasingly busy and congested. This surely is not working toward our vision for a safer streets and sustainable city.

I request the council consider the adverse impact not only on me but all the neighbouring residence.

Regards
Lan Gogan
Sent from my iPad

From: Crystal Boza <[REDACTED]> on behalf of Crystal Boza

<[REDACTED]> <Crystal Boza <[REDACTED]>

Sent on: Thursday, July 3, 2025 10:06:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

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.

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: Megan Engard <[REDACTED]> on behalf of Megan Engard <[REDACTED]> <Megan Engard <[REDACTED]>
Sent on: Thursday, July 3, 2025 10:02:36 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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.

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

MEGAN ENGARD
[REDACTED]
[REDACTED]

From: Samantha Gibbs <[REDACTED]> on behalf of Samantha Gibbs <[REDACTED]>
<Samantha.Gibbs@[REDACTED]>
Sent on: Thursday, July 3, 2025 11:40:37 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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: Camilla Maggio <[REDACTED]> on behalf of Camilla Maggio
<[REDACTED]> <Camilla Maggio <[REDACTED]>

Sent on: Friday, July 4, 2025 12:20:24 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to D/2025/448 increased building heights at 155 Mitchell Rd Erskineville

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 object to the proposed amendment to Development Application D/2025/448 currently on exhibition, relating to 155 Mitchell Road, Erskineville by Coronation Property. The proposed changes to increase the allowable building height are deeply concerning and should be rejected on the following grounds:

1. Incompatibility with the Established Character of the Area

The proposed increase in building height, particularly the section on Mitchell Rd which is labeled building F is inconsistent with the established character of Erskineville and Alexandria. This section of the suburb has a village-like character, which contributes to the area's unique identity and community feel. Approving a significant height increase circa 8 and 11 stories would set a concerning precedent for overdevelopment and visual dominance in an area not suited to high-rise intensification. The new proposed increased heights do not remotely meet the planning controls put in place and exceed at 143%. There is no green space or significant setback separating Mitchell Rd and the buildings. This will destroy the charm of this area entirely.

2. Overdevelopment and Strain on Infrastructure

The existing infrastructure, in particular public transport, roads, and parking is already under considerable pressure in this area. Mitchell Road is already bumper to bumper on most days during peak hours and cannot take an additional burden as immense as the new proposed heights would bring. There is no corresponding proposal to enhance services or facilities to accommodate the additional population density this amendment would permit. Parking is already limited in the area, and further densification without an increase in transport options or parking provisions would worsen congestion and reduce liveability for existing residents. Whilst I understand the need more for more homes, this area cannot take any more of the burden without creating serious issues.

3. Impact on the Heritage Conservation Area

The opposite side of Mitchell Road, which is where my home at 286 Mitchell Rd is situated, forms part of a recognised Heritage Conservation Area Cooper Estate. Our home was built in 1900 and has been renovated recently with a DA to maintain and pay respect to the history of the area. These homes cannot be recreated and should not be situated directly across the road from an 8 story, stepping to 11 story building. The proposal does not adequately demonstrate respect for or integration with the heritage values of this precinct. The taller and bulkier buildings will visually intrude on the streetscape, disrupt existing sightlines, and diminish the historic and architectural character of the area. This amendment would undermine longstanding planning controls intended to protect the unique heritage of Erskineville and Alexandria.

4. Lack of Strategic Justification

There appears to be no strategic planning justification or demonstrated public benefit to warrant an increase in building height at this location. Whilst we understand the need for more homes this is not the appropriate solution. A change of this scale should only be considered through a comprehensive local or precinct-level planning review, not via an individual development amendment. This has been evidenced in the recent case *Canterbury-Bankstown Council v Realize Architecture* [2024] NSWLEC 31 which does not allow for modifications to be approved if they are not

“substantially the same” as the previously approved development. This is an increase to all of the key components and as such is certainly not considered substantially the same - it involves a modification to height, bulk, scale, floor space, and the impacts of the modification of those components or features of the development’.

5. Overshadowing and impact on neighboring properties

The shadow studies provided in the proposal show they my property at 286 Mitchell Rd will be party shaded by 11am - including the windows and skylights to our living room and main hallway and bedrooms and completely shadowed by around 1pm by this development. This will mean that we are receiving less than 2 hours of sunlight to our main living areas which will be detrimental to our mental health as well as our physical health. In addition to this our property is already very shaded by neighbouring trees and the only sunlight that we do receive to the backyard is in this afternoon period. With the proposed new heights we will not receive any sunlight throughout the day which will impact our garden and the ability to maintain the existing greenery.

I would also like it to be noted that Coronation Property have already began their portion of the development without adhering to the usual processes and completed significant works including demolition and excavation prior to completing a detonation report on the neighboring properties - we have already seen damages occurring to our newly renovated property. This is not a good start to the developers relationship and shows no care for the neighboring properties.

In summary, the proposed amendment to increase building heights at 155 Mitchell Road is inconsistent with the character of the local area, represents overdevelopment unsupported by infrastructure, and fails to respect the nearby heritage conservation area. I respectfully, the strongly urge Council to reject the amendment in its current form and uphold the planning principles that preserve the amenity, heritage, and liveability of Erskineville.

Yours sincerely,
Camilla Maggio
286 Mitchell Rd, Alexandria

From: Yolanda Masterson <[REDACTED]> on behalf of Yolanda Masterson
<[REDACTED]> <Yolanda Masterson <[REDACTED]>

Sent on: Thursday, July 3, 2025 8:38:01 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to 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.

Dear City of Sydney

I'm writing as a long-time resident of Erskineville to object to Development Application D/2025/448, which proposes significant increases in building height at **155 Mitchell Road, Erskineville NSW 2043**

- Block F: from 7–8 storeys to 9–11
- Blocks G & H: from 7–8 storeys to 9–11
- Block I: from 4 storeys to 7

Erskineville is a close-knit, human-scale neighbourhood known for its heritage homes, green spaces, and strong sense of community. Proposals like this risk undermining everything that makes the area livable, walkable, and locally valued.

Overshadowing and Visual Impact

The proposed height increases will cast shadows over surrounding homes, many of which are heritage-listed or single-storey. It will reduce sunlight to nearby parks and public spaces, and the overall bulk is completely out of step with Erskineville's village character.

Strain on Local Infrastructure

Our transport, schools, roads, and essential services are already stretched — especially at peak times. Adding more height (and more residents) without matching investment in infrastructure will only add to these pressures.

No Clear Community Benefit

The proposal offers no obvious benefit to local residents. It seems designed to increase returns for the developer, with no guarantees of affordable housing, upgraded facilities, or improved services. That's not a fair trade-off for such a large change.

Loss of Local Character

Erskineville's charm lies in its low-rise streets, leafy parks, and walkable scale. Replacing that with towers changes the whole feel of the area.

Lack of Proper Consultation

Many in the community are unaware of this DA, and there's been little effort to engage with residents on a change of this scale. Genuine consultation must come before decisions like this are made.

Environmental Concerns

Taller buildings bring more hard surfaces, less greenery, and increased heat — contributing to the urban heat island effect and reducing biodiversity. It's hard to see how this aligns with the City of Sydney's environmental goals.

Parking, Traffic, and Safety

More floors mean more people and more cars, which will worsen traffic on already narrow streets. That impacts safety and quality of life, especially for pedestrians and families.

Construction Disruption

Major works like this bring years of noise, dust, trucks, and road closures. That's a huge and unfair burden for local residents, schools, and businesses to carry.

Planning Precedent and Long-Term Impact

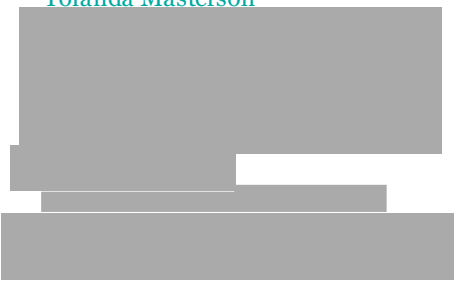
Approving this DA sets a precedent for more height across Erskineville. It risks a domino effect of overdevelopment that permanently shifts the balance away from community needs and toward developer interests.

In short, this proposal is out of step with the values, needs, and identity of Erskineville. It offers little to the community and risks long-term damage to a neighbourhood people choose to live in because of its scale, feel, and connection.

I respectfully ask that the Council reject this DA and uphold the previously agreed story heights for these blocks.

Yours sincerely,
Yolanda Masterson

Yolanda Masterson

A large rectangular area of the document is redacted with a solid grey block, obscuring the signature and any accompanying text or contact information.

From: John Eleftheriou <[REDACTED]> on behalf of John Eleftheriou
<[REDACTED]> <John Eleftheriou <[REDACTED]>
Sent on: Thursday, July 3, 2025 10:22:28 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Attachments: Submission - D2025448 - 155 Mitchell Road ERSKINEVILLE NSW 2043.docx (17.3 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.

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

Dear Mr Michael Stephens

Please find attached my objection to D/2025/448

Kind regards
John Eleftheriou
[REDACTED]

305-307 Belmont Street
Alexandria NSW 2015

Submission - D/2025/448

155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens

Re: Objection to D/2025/448

Dear Mr Michael Stephens,

We object to the lodged DA for the above addresses for a 10+ storey building on many grounds.

Excessive Height

At over 51 metres, Building F is well over the heights of all the other buildings in the area, and also exceeds Councils Planning Controls. The developers are claiming for additional height due to “design excellence”. These buildings fall well short of the guidelines for design excellence.

Size and Bulk

A 12 storey wall of apartments on Mitchell Road is not in keeping with the current scale of existing apartment buildings and houses. The size and bulk is completely inappropriate to Mitchell Road, with inadequate setbacks from the street.

This proposal fundamentally contradicts the stated objectives of the NSW Government’s Low and Mid-Rise Housing Policy. While the policy aims to improve housing supply, in well-located, infrastructure-ready areas, this development fails.

It is inappropriate in scale, disconnected from transport, unsupported by local infrastructure.

Overshadowing and Solar Access

As admitted in the developers’ own submission, their proposal does NOT meet the minimum guidelines. This is a case of “Robbing Peter to pay Paul”. Additionally, there will be overshadowing of my property from sunrise through to noon in both summer and winter.

Traffic

Traffic congestion is already a serious problem in our area. The local streets are all single lane and were never designed to handle the volume of traffic that will be generated by this overdevelopment.

People will die who need urgent ambulance service as the streets will not flow, they will be at standstill, it is already a disaster, the traffic is not coping today.

Established Old Suburbs & Community Awareness

Long established suburbs will be destroyed, loss of trees, ambience, blocks full of overshadowing, and Mitchell Road will become a wind tunnel.

Is the community aware of this and is this the foresight of all Governments to destroy 200+ year old suburbs? The developers own submission includes 24 pages (2 columns per page) of affected properties!

Infrastructure

It is well known and documented in the local area that our infrastructure, stormwater, sewerage and power is at maximum load. Will the developer be putting in a power substation ? **This whole area had a 4 hour blackout last Thursday, 26 June!**

Thank you for considering my points. I appreciate the opportunity to contribute to ensuring our community is met by the community needs and our communities parameters which are not generally focused on by developers desire for quick profits.

I implore you to Reject or Scale Back the Proposal

- Reject the development in its current form, or
- Limit the development to the previously approved heights and envelope

Sincerely

John Eleftheriou

305-307 Belmont Street

Alexandria NSW 2015

Ph: 

From: JK <[REDACTED]> on behalf of JK <[REDACTED]> <JK <[REDACTED]>
Sent on: Friday, July 4, 2025 8:38:04 AM
To: dasubmissions@cityofsydney.nsw.gov.au
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.

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: Euwen Tham <[REDACTED]> on behalf of Euwen Tham
<[REDACTED]> <Euwen Tham <[REDACTED]>

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

To: dasubmissions@cityofsydney.nsw.gov.au

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: Luke Fincher <[REDACTED]> on behalf of Luke Fincher
<[REDACTED]> <Luke Fincher <[REDACTED]>

Sent on: Thursday, July 3, 2025 7:17:57 PM

To: dasubmissions@cityofsydney.nsw.gov.au

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.

I write to you concerning the proposed changes to the development of the Ashmore estate. The significant change to height and subsequent massive increase of residential apartments will cause strain to existing infrastructure and services in the area. Without improvements and upgrades to roads, public transport, schools and waste collection services I believe standards will lower for all residents.

Regards,
Luke

From: Maciej Adamczak <[REDACTED]> on behalf of Maciej Adamczak
<[REDACTED]> <Maciej Adamczak <[REDACTED]>

Sent on: Thursday, July 3, 2025 10:40:36 PM

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

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

Subject: Objection to Proposed Building Height Increases - Development Application 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.

To Whom It May Concern,

I am writing to formally object to the proposed modifications to the development application D/2025/448, 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 Mitchel Rd
Erskineville NSW 2043

03-07-2025

From: [redacted] <[redacted]> on behalf of [redacted]
<[redacted]> <[redacted]> <[redacted]>

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

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

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]

TEL [REDACTED] email: [REDACTED] .

From: Bianca Gross <[REDACTED]> on behalf of Bianca Gross
<[REDACTED]> <Bianca Gross <[REDACTED]>

Sent on: Friday, July 4, 2025 9:41:57 AM

To: dasubmissions@cityofsydney.nsw.gov.au

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

[Redacted]

04/07/2025

From: [REDACTED] on behalf of [REDACTED]
<[REDACTED]>
Sent on: Thursday, July 3, 2025 10:10:42 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Attachments: To_ City of Sydney – Planning Assessments Team.pdf (135.46 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 City of Sydney Planning Team,

I am writing to provide feedback on the proposed amendment to the Concept DA D/2015/966, relating specifically to Building I at 155 Mitchell Road, Erskineville.

I request that my name and residential address be withheld from any published or publicly accessible version of my submission. Please ensure that no identifying information is included on your website or the NSW Planning Portal.

Attached is my objection letter outlining concerns about the proposed additional height of Building I, its impacts on overshadowing, neighbourhood character, traffic, and parking.

Thank you for considering my submission.

Kind regards,

[REDACTED]

To: City of Sydney Planning Assessments Team
DA Reference: D/2025/448
Site Address: 155 Mitchell Road, Erskineville NSW 2043
Applicant: Coronation Property Co Pty Ltd

Submission From: -

Objection to the Proposed Additional Height of Building I

I write to formally object to the proposed amendments to the Concept DA D/2015/966, specifically the proposed height increases to 'Building I' at 155 Mitchell Road, Erskineville, on the following grounds:

1. Overshadowing and Residential Amenity

The proposed height increase of 'Building I' will significantly increase overshadowing of nearby homes, including my property at No.367 Belmont Street. The amended concept DA admits that the increased massing leads to further non-compliance with solar access requirements under the Sydney LEP 2012. This proposal will result in a loss of sunlight to homes that are already struggling to meet minimum solar thresholds, particularly during the winter solstice. The additional three (3) storeys proposed on this site would result in excessive overshadowing and loss of sunlight for the residents living immediately to the east of the subject site, particularly those properties fronting Belmont Street.

The SLEP's existing 7-storey height limit for the site was specifically set to strike an appropriate balance between intensification of development and preservation of reasonable amenity outcomes for surrounding properties, including solar access.

Permitting a 10-storey building would result in: -

- Significant loss of sunlight to habitable rooms and private open space of neighbouring properties.
- Diminished residential amenity and a potential breach of the solar access objectives of the Apartment Design Guide (ADG) under SEPP 65.

Residents of Belmont Street have a reasonable expectation that any new development on the subject site would comply with the SLEP's Height of Building (HoB) controls and would therefore not cause overshadowing beyond what has already been strategically planned for and accepted by Council and the community

The sun is a basic residential amenity, not a negotiable element of urban design. Loss of light translates to diminished comfort, higher energy bills, and devaluation of property. This alone should disqualify the additional height request.

2. Excessive Bulk and Visual Impact

The additional height breaches the 130% permissible height plane, and the justification offered, such as "recessive treatment" of lift overruns and plant structures, is superficial and fails to mitigate the actual impact. These bulky rooftop additions will dominate the skyline when viewed from Belmont Street and nearby open space, with no meaningful attempt at visual integration or proportional scaling.

This is not a minor variation; it represents a noticeable and irreversible shift in the built form character of the area.

3. Compliance with State Environmental Planning Policy No. 65 (SEPP 65) – Design Quality of Residential Apartment Development

The DA's accompanying Statement of Environmental Effects (SEE) appears deficient in demonstrating how the proposed development adequately addresses the mandatory Design Quality Principles under SEPP 65, particularly in respect of its impact on surrounding properties.

SEPP 65 and the associated Apartment Design Guide (ADG) include explicit objectives and criteria intended to: -

- Maintain solar access to neighbouring properties.
- Protect and enhance amenity of the public domain and adjoining residential areas.
- Ensure new apartment buildings are appropriately scaled and sited relative to their context.

The SEE does not appear to include a robust or transparent assessment of how the proposal complies with the solar access, overshadowing and neighbourhood interface provisions of SEPP 65 and the ADG.

This raises serious questions as to whether the proposal meets the required design quality standard and whether Council can be satisfied it warrants consent under SEPP 65.

4. Traffic and Infrastructure Strain

The traffic assessment admits the uplift across the Ashmore Estate (including Building I) will contribute over 1,000 additional peak-hour trips. The development also reduces on-site parking, pushing overflow into surrounding residential streets, including Belmont Street, which is already heavily impacted by commuter parking and service vehicles.

There is no commitment in the proposal to meaningfully mitigate traffic, improve local road infrastructure, or limit vehicle reliance. The height increase intensifies density without resolving its consequences.

5. Developer-Driven Yield, Not Community Benefit

While the application leans on the SEPP (Housing) 2021 to justify the height increase, it is important to note that the additional bulk in Building I is not directly delivering the affordable housing it uses to justify its uplift. Affordable housing is isolated to Block H. Building I's additional floors are allocated to market-rate build-to-rent apartments and rooftop infrastructure, maximising developer profit under the guise of policy compliance.

The public gets shadowing, congestion, and bulk. The developer gets a yield uplift. That trade-off is inequitable and unjustifiable.

6. Inconsistent with Local Character and Planning Objectives

The height and massing of Building I are grossly inconsistent with the existing built form surrounding Mitchell Road and Belmont Street, including the adjacent Cooper Estate Heritage Conservation Area. The Sydney DCP 2012 clearly states that development in Ashmore must provide "a transition to surrounding conservation areas" and preserve key view corridors and solar access.

This proposal does the opposite: it ignores transition zones, overwhelms neighbours, and weakens the fine-grain character that defines Erskineville and Alexandria.

7. Misuse of Planning Incentives and Policy Stacking

The proposal exploits recent changes to the Competitive Design Policy and SEPP (Housing) 2021 by stacking bonuses, effectively bypassing the intent of each policy, and delivering height increases that exceed community expectations for design excellence or public benefit.

It is noted that the DA may seek to rely on the provisions of the State Environmental Planning Policy - Housing (Housing SEPP) to justify the additional building height on the grounds of affordable housing.

However, the DA documentation provides no substantial or compelling justification as to why a height variation of this magnitude is necessary, reasonable, or warranted for the delivery of affordable housing.

- There is no clear or quantitative evidence provided demonstrating why the 7-storey development permitted under the SLEP would not be viable or sufficient to deliver an affordable housing component.
- The applicant has not demonstrated how the exceedance is consistent with the objectives of the Housing SEPP in a way that outweighs the significant adverse impacts and inconsistency with the SLEP.

Without clear evidence of necessity and reasonableness under the Housing SEPP, the proposed variation should not be supported.

8. Unclear Parking Permit Eligibility Will Increase Local Parking Pressure

The application provides no clarity on whether future residents of the Ashmore development, including those in Building I, will be eligible for Zone 36 residential parking permits. Given the proposal offers minimal on-site parking, there is a risk that new residents without parking will compete with existing residents for limited on-street spaces.

I request that Council explicitly confirm that residents of this development will be **ineligible** for residential parking permits, in line with planning practices applied to other high-density, transit-accessible zones across the LGA. Without such conditions, the development will erode existing parking access for surrounding residents, including those on Belmont Street.

Conclusion

This height variation is unnecessary, excessive, and contrary to the planning framework's intent. It undermines residential amenity, imposes unjustified impacts, and delivers questionable public benefit.

It must also be emphasised that a compliant seven (7) storey mixed-use development, which is consistent with the current SLEP and SEPP 65 requirements, would still deliver the developer a highly viable and economically attractive development outcome on this site.

I respectfully submit that the proposed 10-storey building: -

- Is inconsistent with the statutory planning framework, particularly the SLEP's HoB provisions.
- Would result in unreasonable and unacceptable impacts on the amenity of surrounding residents.
- Lacks a robust justification under SEPP 65 or the Housing SEPP.
- Represents poor planning practice that undermines the integrity of Council's strategic planning.

The existing planning controls already allow for substantial development capacity and intensity appropriate to this site's zoning and strategic context. There is no compelling economic or public interest argument presented by the applicant that would justify disregarding the statutory framework at the expense of neighbouring amenity and planning integrity.

I, therefore, urge Council to refuse the proposed amendment to increase the height of Building I and to resist pressure from other government entities whose interests prioritise development yield over the wellbeing of existing residents and the established character of the area.

Kind regards,



From: Daniel Gock <[REDACTED]> on behalf of Daniel Gock <[REDACTED]> <Daniel Gock <[REDACTED]>
Sent on: Friday, July 4, 2025 11:09:41 AM
To: dasubmissions@cityofsydney.nsw.gov.au
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 Stephens,

I have recently purchased in Erskineville and am incredibly concerned about the proposal to increase the building heights in the Ashmore precinct. This development, in its revised form, does not reflect the needs or character of our Erskineville. I'm particularly concerned about the proposed increase in building heights and the reliance on the build-to-rent model, which I believe is a short-sighted approach to a much deeper housing issue.

The build-to-rent model is not a genuine solution to housing affordability.

While often marketed as a way to increase supply and provide more rental options, in practice, these developments tend to deliver smaller apartments at premium rents, accessible mainly to higher-income tenants. They rarely include truly affordable or family-sized housing, and with no path to ownership, they do little to address long-term housing security. At best, they are a stopgap. At worst, they commercialise housing for profit while sidelining real affordability outcomes.

Increasing building heights benefits developers, not the community.

The significant height increases proposed, up to 43% more than what was originally approved, appear to be driven by financial gain, not public good. These taller towers will overshadow existing homes and public spaces, diminish access to sunlight, and permanently alter the low-rise character that defines Erskineville. The community bears the cost in lost amenity, while developers reap the reward in extra floors of high-rent apartments.

Parking is already limited and public services are stretched. Adding hundreds more residents without substantial, guaranteed investment in infrastructure is simply irresponsible planning.

Thank you for taking the time to read through and for understanding my concerns.

Kind regards,
Daniel Gock
Sydney Park Village Resident

From: Alex Cook <[REDACTED]> on behalf of Alex Cook <[REDACTED]> <Alex Cook <[REDACTED]>

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

To: dasubmissions@cityofsydney.nsw.gov.au

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: Zoe Tillett <[REDACTED]> on behalf of Zoe Tillett <[REDACTED]> <Zoe Tillett <[REDACTED]>
Sent on: Friday, July 4, 2025 1:04:34 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Tom Kennedy <[REDACTED]>
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Attachments: Objection Letter.pdf (99.51 KB)

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

Dear DA Submissions committee,

I ask that you please take the attached letter as a formal objection to the proposed development plan at 155 Mitchell Road, and urge you to listen to the community needs as addressed in this correspondence as well as the many others I know have been communicated.

Kind regards,

Zoe and Thomas Ferguson-Kennedy

Zoe & Thomas Ferguson-Kennedy
32/ 300-322 Mitchell Road
Alexandria NSW 2015

4th 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.

1. Excessive Height and Loss of Sunlight

The height of the proposed buildings at 155 Mitchell Road is excessive and not aligned with the original development plans for the area. Our property at 300-322 Mitchell Road directly faces the proposed development site and this will significantly decrease sunlight into our home.

2. Loss of Heritage Transition and Local Character

The proposed site does not fit within the local character of the Erskineville/Alexandria area, and the proposed height and scale of the development does not fit with other local establishments and culture.

3. Traffic and Transport Impact

Street parking is already a challenge in the busy suburb of Erskineville/Alexandria, and with increased development, this will become a significant concern. Increased traffic in the area, particularly so close to parks, schools, and other community institutions could be a risk to the general public as traffic would increase significantly.

4. Amenity and Infrastructure Pressure

The pressure on amenities and infrastructure, particularly with consideration to power and water, is one that the Erskineville/Alexandria community are concerned about in regard to a development of this scale at this height. The increased pressure on power, water, and stormwater/drainage that would be caused by a building of this scale would put significant pressure on these areas.

5. Community Consultation and Transparency

The community are displeased at the lack of transparency and community consultation surrounding this project. The initial development plans suggested a vastly differing scale of height on the building, and the lack of transparency and community consultation around these changes is disappointing and shows a severe lack of care for the Erskineville/Alexandria community.

6. Loss of Privacy

Our property is located on the second floor of our building, and we have purchased at this height because we appreciate the privacy it offers and we know that this brings significant value to our home. We feel strongly that a development of this scale will significantly decrease our right to quiet and private enjoyment of our own home and strongly urge the council to consider this in their review of these development plans. Not only will this significantly reduce people's right to privacy, but will decrease the value of our homes.

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.
- **Consider a reasonable height for the proposed development** as the existing proposal for height is inappropriate and does not honour the community for the above reasons.

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,

Zoe and Thomas Ferguson-Kennedy

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Friday, July 4, 2025 1:14:31 PM

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

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

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

From: Justin Lin <[REDACTED]>

Sent: Friday, 4 July 2025 12:05 PM

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

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 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: Darren Youles <[REDACTED]> on behalf of Darren Youles
<[REDACTED]> <Darren Youles <[REDACTED]>
Sent on: Friday, July 4, 2025 1:27:30 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention 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
[REDACTED]

Confidential communication
[REDACTED]
[REDACTED] orporation

Darren Youles

Unit 29 / 300 Mitchell Road
Alexandria NSW 2015

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: Radhika Kumar Singh <[REDACTED]> on behalf of Radhika Kumar Singh
<[REDACTED]> <Radhika Kumar Singh <[REDACTED]>
Sent on: Friday, July 4, 2025 2:03:55 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: OBJECTION: 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.

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: Lynne Hannan <[REDACTED]> on behalf of Lynne Hannan
<[REDACTED]> <Lynne Hannan <[REDACTED]>

Sent on: Friday, July 4, 2025 1:33:49 PM

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

Subject: Proposed changes to the height of Ashmore estate 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.

Hello.

I am deeply concerned that the height of the new development in Mitchell Rd Alexandria will now be extended in general and in some cases to 11 storeys!

This is completely unacceptable. The development will be totally inappropriate for the character of Erskineville and Alexandria.

It will impact significantly on people's privacy because it will overlook their homes and backyards. It will also cause lots of noise and interfere with people's quiet enjoyment of their homes.

It will block their sunlight and breezes so important in this time of heat waves and climate change. It will create canyons that are dark dingy and depressing in winter.

The existing infrastructure such as public transport is already in adequate to deal with the number of people living in the area and with its density as it is.

It will create an hugely increased pressure on traffic, parking, schools.

What will happen to Maddox Street which is already gridlocked and about which the council promised years ago traffic calming measures which have never materialised? Mitchell road is also largely gridlocked.

I accept there is a need for new housing to be built and that each area must accept its share of new developments. However the current proposal is totally inappropriate unacceptable and I object in the strongest possible terms.

Please take these concerns into consideration.

Dr Lynne Hannan PhD

Sent from my iPhone

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

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

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

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

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

From: Oskar Sachs <[REDACTED]>

Sent: Friday, 4 July 2025 11:22 AM

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

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.

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
[REDACTED]

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

Sent on: Friday, July 4, 2025 1:57:32 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: RE: D/2025/448 - objection to application

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

Dear Mr. Stephens

I wish to convey my objection to the aforementioned DA submission - below are the reasons listed out. For privacy reasons I also would like to keep my personal information hidden from being made available on the City of Sydney website, thank you

While I understand the intention to boost housing supply, I have serious concerns that the proposed amendments will negatively affect the Erskineville community, the surrounds and its infrastructure. Some key points being:

1. Development Size and Scope

The scale of the proposed amendments - including increased building envelopes, Build-to-Rent conversion, and affordable housing - represents a significant change, not a minor variation. This should be wholly reconsidered as most/no other buildings in the vicinity currently meet the height proposed, nor should it for the additional reasons following.

2. Traffic Congestion and Parking Issues

Erskineville's narrow streets are already congested and lack sufficient parking.

- **Narrow Streets and Congestion:** Increased traffic from the development will worsen congestion, making it harder and less safe for pedestrians, cyclists, and drivers.
- **Parking Shortages:** With parking already limited, the addition with more residents without adequate off-street parking will worsen the situation, reducing road safety and accessibility.

3. Excessive Height and Impact on Local Amenity

The proposed building heights are out of character for Erskineville and will have negative impacts.

- **Visual Impact and Character:** Erskineville is a low-rise, community-focused suburb. The proposed heights will overshadow existing buildings, block views, and undermine the area's character.
- **Shadows and Loss of Light:** Taller buildings will cast long shadows, especially over neighbouring properties to the south and west, reducing natural light and impacting livability.

4. Strain on Local Infrastructure and Services

Erskineville's infrastructure is already under pressure, and this development will worsen the situation.

- **Local Public School:** The school is small, with limited space and facilities, struggling to meet current demand. More residents will only increase this strain, impacting education quality.
- **Childcare and Health Services:** Childcare places are scarce, with long waiting lists. Local healthcare services, including GPs, already face significant demand. This development will add further pressure.
- **Playgrounds and Recreation:** The plan fails to provide adequate public open space and playgrounds. With

more families and limited private yards, the lack of recreational space will be even more apparent.

These substantial changes should be assessed through a new development application, ensuring thorough review, community consultation, and proper evaluation of the impacts on Erskineville.

While more housing is important, this proposal does not suit Erskineville's existing context. Excessive building height, infrastructure strain, and negative community impacts make the current plan unacceptable.

I urge the City of Sydney Council to reconsider the amendments, focusing on building scale, infrastructure capacity, and community needs. The project must be aligned with local requirements, including education, healthcare, and recreational facilities.

Kind regards,



From: Maggie Aitken <[REDACTED]> on behalf of Maggie Aitken
<[REDACTED]> <Maggie Aitken <[REDACTED]>
Sent on: Friday, July 4, 2025 2:04:59 PM
To: dasubmissions@cityofsydney.nsw.gov.au; cmoore@cityofsydney.nsw.gov.au
Subject: DA D/2025/448 Mitchell Road

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 this street for 40 years. My property will be significantly affected by this development yet I have received no information about this proposal. So where is the duty of care to ratepayers when I only heard about this proposal from a neighbour - at the last minute???

When Park Sydney was first proposed, it was going to be 19 storeys high. Due to the diligence of the City of Sydney the height was reduced to 9 storeys. Why has this been changed? Who does it reward - the developers at the expense of the residents, who will have to be in shade for a significant part of the day.

I have lived in this sunny spot for 40 years. The City of Sydney prides itself on its city of Villages. It is not a village when one can see high rise buildings out of our front window. Early shade can have a devastating effect on people's mental health and Seasonally Affected Disorder, and that is what we have to look forward to.

While the developers put money into their bank accounts, the residents who wish to sell their house will lose money as no one wants to buy a house that is in shade for a significant time during the day

A few months ago the council garden staff kindly removed about a dozen Shlefflera bushes growing in the nature strip in front of my house. I have converted it to a native garden with nearly 20 native plants that will need full sunlight for their growth. With the effects of shading caused by this development, this garden will not grow to its full potential. It was to be my pride and joy, as I do a lot of bushcare and being around plants again has a positive effect on one's mental health.

I would urge the Council to reconsider this change of plan and consider the lives of the residents rather than the developers.

We pay our rates and would appreciate the respect of the council to allow as many people as possible to enjoy the sun and the life they are used to

Yours sincerely,

Maggie Aitken
302, Belmont Street, Alexandria

PS. Why cannot the high rise building legislation be mandated to a more V-shaped style: 2-3 storeys then 5-6 storeys etc. This allows more sunlight for everyone and everyone should have access to the sky

From: Liz Zacka [REDACTED] on behalf of Liz Zacka [REDACTED] <Liz Zacka [REDACTED]>
Sent on: Friday, July 4, 2025 3:59:37 PM
To: dasubmissions@cityofsydney.nsw.gov.au
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



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: Kiel Horton [REDACTED] on behalf of Kiel Horton [REDACTED] <Kiel Horton [REDACTED]>

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

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Danielle Horton [REDACTED]

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: Victoria Hannan [REDACTED] n behalf of Victoria Hannan [REDACTED] <Victoria Hannan [REDACTED]>
Sent on: Monday, July 7, 2025 11:23:09 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Fwd: Ashmore Development 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 see attached to this email my grave concerns re the proposed development.

Sent from my iPhone

Begin forwarded message:

From: Victoria Hannan [REDACTED]
Date: 4 July 2025 at 4:53
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Ashmore Development

Dear sir /madam,

As a local resident, I am distressed to learn that the council is considering increasing the height of the proposed unit blocks in Ashmore Estate.

My concerns are relevant for what will have an enormous impact on traffic flow, noise pollution, privacy and security. At present our streets in Alexandria have increasing traffic grid locks and noise. Safety for pedestrians and, bike riders etc is worrying. The village feeling we enjoy now will be no more. I consider the present proposed plans for a lesser height is only just bearable. Many dwellings will lose the sun and ambient light making it darker and colder especially in winter. I very strongly disagree with this new proposal and hope the council will consider the needs of local and long time residents.

Sincerely Victoria Hannan

Sent from my iPhone

From: [REDACTED] on behalf of [REDACTED]
Sent on: Friday, July 4, 2025 4:57:59 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Submission - D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043 - Attention Michael Stephens
Attachments: Objection - D.2025.448 - No.155 Mitchell Road, Erskenville ([REDACTED] - No. [REDACTED].docx (25.49 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 City of Sydney Planning Team,

I am writing to provide feedback on the proposed amendment to the Concept DA D/2015/966, relating specifically to Building I at 155 Mitchell Road, Erskineville.

I request that my name and residential address be withheld from any published or publicly accessible version of my submission. Please ensure that no identifying information is included on your website or the NSW Planning Portal.

Attached is my objection letter outlining concerns about the proposed additional height of Building I, its impacts on overshadowing, neighbourhood character, traffic, and parking.

Thank you for considering my submission.

Kind regards,

[REDACTED]

To: City of Sydney Planning Assessments Team
DA Reference: D/2025/448
Site Address: 155 Mitchell Road, Erskineville NSW 2043
Applicant: Coronation Property Co Pty Ltd

Submission From: -



Alexandria NSW 2015

Objection to the Proposed Additional Height of Building I

I write to formally object to the proposed amendments to the Concept DA D/2015/966, specifically the proposed height increases to 'Building I' at 155 Mitchell Road, Erskineville.

Executive Summary

This executive summary conveys the key points of objection by me, [REDACTED] a local resident, and [REDACTED] Alexandria, regarding Development Application D/2025/448 for No.155 Mitchell Road, Erskineville. The subject 'Concept DA' proposes a 10-storey mixed-use building that flagrantly exceeds the Sydney Local Environmental Plan 2012 (SLEP 2012) Height of Buildings (HoB) control of seven (7) storeys or a total maximum height of twenty-seven (27) metres.

I, therefore, urge the Council to refuse the application in its current form, on grounds that it undermines established planning controls, causes undue harm to neighbouring properties, and lacks sound justification or public benefit to warrant such a significant breach.

Key objections are outlined below: -

1. Breach of Height Controls without Strategic Justification

The proposed 10-storey height dramatically exceeds the SLEP 2012 Height of Buildings Map control for this site (mapped at ~7 storeys or 27m maximum). This is not a minor variation but a major uplift of three (3) additional storeys (over 40% higher) than permitted. No Planning Proposal or strategic planning assessment has been undertaken to justify amending the LEP standards for this site so, in effect, the applicant is attempting to bypass the proper planning process by seeking approval via a standard DA.

Such a substantial contravention of the height limit undermines the integrity of the planning controls and community expectations. Normally, a height increase of this magnitude should be pursued through a formal LEP amendment (Planning Proposal) with comprehensive strategic justification and public consultation – none of which has occurred. Approving this Concept DA as proposed would set a troubling precedent that large exceedances of development standards can be achieved without the robust scrutiny that rezoning proposals require. I, therefore, contend that Council upholds the current height limit to maintain fair and consistent planning governance.

2. Excessive Overshadowing Impact on Belmont Street Properties

The extra height and bulk will cause unacceptable overshadowing of homes along Belmont Street to the east, severely diminishing their sunlight and residential amenity. Existing planning controls and previous area plans anticipated that new buildings on this site should minimise shadow impacts on surrounding properties. In fact, City of Sydney's controls stipulate that a new development must not create additional shadow on a neighbouring dwelling that already receives less than 2 hours of sun in mid-winter.

The Belmont Street cottages currently enjoy only limited afternoon sunlight, and the original masterplan for the precinct ensured that any taller buildings would not overshadow those rear yards until after about 3pm in mid-winter. By soaring three (3) storeys above the intended height, the proposal would cast much earlier and longer shadows over these homes, violating the amenity protections envisaged by Council's planning controls.

Year-round, but especially at winter solstice, the 10-storey building would rob adjacent residents of precious sunlight in their backyards and living areas during the afternoon. Such excessive overshadowing is inconsistent with the reasonable expectations of neighbouring owners and goes against the public interest. The objector emphasises that preserving sunlight access for existing homes is a fundamental planning objective, and this DA clearly fails to meet that obligation.

3. Non-Compliance with State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65)

Neighbouring Amenity: The Development Application does not adequately demonstrate compliance with the Design Quality principles of SEPP 65 (State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development), particularly with respect to protecting the amenity of neighbouring properties. Good design in urban infill projects requires sensitivity to context and impacts. Principle 1 (Context and Neighbourhood Character) and Principle 2 (Scale) under SEPP 65 demand that new buildings fit harmoniously into their surroundings – including not unduly dominating or overshadowing adjacent lower-scale areas.

Furthermore, the Apartment Design Guide (ADG), which guides SEPP 65 compliance, explicitly calls for minimising overshadowing of adjoining properties in mid-winter. The subject proposal, by introducing excessive height, fails these design quality tests. It does not respect the scale of the surrounding neighbourhood (which is characterised by much lower building heights) and it diminishes neighbouring amenity through these shadow impacts.

The DA's documentation, therefore, falls short of proving that the design will maintain adequate solar access and privacy for neighbours – a core consideration under SEPP 65 and Council's DCP. In summary, the proposal's design is not of acceptable quality in terms of its relationship to its context and its impact on adjacent dwellings, which is a strong ground for refusal under the design quality framework.

4. Lack of Justification for Extra Three (3) Storeys under Housing SEPP (Affordable Housing)

The applicant appears to be invoking the affordable housing incentive provisions of the Housing SEPP 2021 (which supersedes the former Affordable Rental Housing SEPP) to seek additional height. While the Housing SEPP does allow certain bonuses (typically up to 20-30% extra floor space and height for projects including a substantial portion of affordable housing), there is no substantial evidence in the DA that the maximum bonus (three (3) additional storeys in this case) is warranted or necessary to deliver affordable housing on this site.

The objection notes that the application provides no rigorous viability analysis or planning rationale explaining why the development must have ten (10) storeys to achieve its affordable housing commitments. It is unclear how much affordable housing is proposed, and whether it truly justifies such a large departure from the planning controls. I am, therefore, concerned that the affordable housing provision is being used as a pretext to gain excessive development yield without genuine merit. Council should require a clear demonstration of why additional height is essential for affordability outcomes – and in this DA, no such justification has been made.

Absent of a compelling public benefit, the mere inclusion of some affordable units should not automatically permit a dramatic building height increase. In short, the public benefits do not clearly outweigh the public impacts, calling into question the reliance on Housing SEPP bonuses in this proposal.

5. Feasibility of a Compliant 7-Storey Scheme

Importantly, I would also like to emphasise that a compliant 7-storey mixed-use development is entirely feasible on this site and would be financially viable while fully adhering to the planning controls. The developer's pursuit of a three extra floors appears driven by maximising profit and yield, rather than necessity. There is no credible evidence that the project would be unviable or unable to provide housing (even affordable housing) at the 7-storey height limit. In fact, the site's zoning and the existing LEP/DCP controls were adopted to allow a substantial development – in the order of seven storeys which, under normal circumstances, should already deliver a profitable outcome.

A compliant scheme could provide new housing and even include affordable units (with modest bonus floor space) without breaching height limits or harming neighbours. Therefore, the excessive height is simply not required in order to achieve the development's true objectives.

Approving the taller building would, therefore, confer an undeserved windfall gain to the applicant at the expense of the community's-built form expectations. I also contend that the proper balance of planning outcomes can be met with a height-compliant design, and I urge Council to ignore the argument that extra height is required for project feasibility or public benefit – since those claims are totally unsubstantiated.

Conclusion

In summary, my objection is rooted in upholding the rule of law in planning and protecting the amenity of existing residents. The proposed 10-storey development at 155 Mitchell Road is incompatible with the planning controls and the surrounding context. It seeks an unjustified height increase that would set a poor precedent, cause undue overshadowing and amenity impacts, and compromise design quality standards – all without a convincing public interest justification.

I now respectfully request that Council refuses or requires substantial modification of this DA. It is considered that a scaled-down, height-compliant development would better align with the Sydney LEP 2012, satisfy State policy design principles, and maintain fairness by honouring the community's planning framework. Council's commitment to its Local Environmental Plan and to equitable, strategic planning should be reaffirmed by rejecting this proposal in its current form.

Kind regards,



ALEXANDRIA.

From: Michael Stephens <MJStephens@cityofsydney.nsw.gov.au> on behalf of Michael Stephens <MJStephens@cityofsydney.nsw.gov.au> <Michael Stephens <MJStephens@cityofsydney.nsw.gov.au>>
Sent on: Wednesday, July 9, 2025 10:09:22 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2025/448 - 155 Mitchell Road ERSKINEVILLE NSW 2043

Please register below submission.

From: [REDACTED]
Sent: Tuesday, 8 July 2025 8:27 PM
To: Michael Stephens <MJStephens@cityofsydney.nsw.gov.au>
Subject: Query: D/2025/448 - 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,

Regarding this amendment, there are references throughout the document to agreements already made with the City of Sydney council during its development. Is there any point therefore in raising a fundamental objection given it appears the council has already implicitly approved all the material aspects? Hence the consultation appears pointless.

The objection we, and we know many of our neighbours have, is that we specifically chose to buy and live in the Ashmore precinct due to the height of buildings being limited to 8 storeys. This makes it far more open and attractive than alternatives such as Zetland with heights of 12 storeys, and this has been reflected in property prices. It seems that because the developers fell well behind the original timeframe for development they (via their successors Coronation) have been rewarded by access to recent legislative changes.

Three further aspects of concern:

- Seeking access to 'bonus' capacity via height, due to the inclusion of affordable housing, even though this is not provided in those buildings proposed to increase to 11 storeys.
- A further 10% bonus due to a design excellence award;
 - how are such awards decided and ensured free of conflicts of interest or corruption?
 - Is it reasonable that this is awarded in addition to the affordable housing bonus with the increased impact on neighbours, it does nothing for our design which was predicated on neighbouring buildings being up to 8 storeys
- Our property, [REDACTED] has already been adversely impacted by a previous amendment which was approved granting an increase also in the height of the building diagonally opposite to ours on the junction of Hadfields and Macdonald St. Our building is 'crowded out' and shadowed by these combined amendments instead of having light and good visibility to Macpherson Park

Yours sincerely,

[REDACTED]

From: [REDACTED] on behalf of [REDACTED]
Sent on: Monday, July 14, 2025 2:00:18 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]; Michael Stephens <mjstephens@cityofsydney.nsw.gov.au>
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/2025/488. 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 [REDACTED] 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]

Alexandria 2015