

<INSERT DATE>  
28 October 2024

Sydney City Council Planning,  
Attention: Samantha Kruize,

**Re: D/2024/803**

Dear Ms Kruize

We are writing to express our very strong objection to the development application for 158 Wyndham St, Alexandria (D/2024/803)

**My reasons for objecting to the Development application D2024/803 are as follows:**

**1) Misleading application**

We understand the developer is also submitting a development application for 158 Botany Road which adjoins this property and there is insufficient reference to this further planned development in this proposal and how it will impact both sites.

We believe this creates a significant lack of transparency to the local community.

**2) Non-compliant front setbacks.**

Set-backs for this development are required to be 3m for the first five floors, and require an additional set back on the sixth floor.

This would require an additional 2.2m front setback required for the first five storeys (so that the balconies are setback 3m from the street).

The sixth floor does not comply with the 5-storey height limit that applies to that portion of the site within 20m to 21m of the front boundary and would need to be set back at least 17m further to achieve this.

As noted in the applicants SEE (section 6.2.1, page 36)

- The 6th storey is required to be set back to a point approximately 2/3 into the site (as measured from Wyndham street). This equates to a front set back of about 20-21 metres from the front boundary.
- The 6th storey is significantly non-compliant in terms of front setback (applying what is stated in the SEE would require a front setback in the order of 22m for the 6th storey) rendering it insignificant.

**3) Shadowing, Solar Access and misleading shadow mapping.**

There is a significant reduction of more than 30% in the solar access to neighbouring buildings and no mention the town planning standards for minimum solar access.

We believe that many of the neighbours are considering investing in solar panels and some have also been landscaped with current solar access in mind.

The shadowing documents in the DA are totally misleading as they do not include the shadowing from the proposed development of 158 Botany Road, which will entirely obscure any solar access for our property and many neighbouring properties.

The statement in the environmental effects document is misleading as it only focuses on the potential impact on 160 Wyndham Street, whereas the shadow analysis plans demonstrate a significant impact on many other neighbouring properties, as well as Alexandria Park.

#### **4) Unsuitability of the site for the proposed development**

I/We believe that the site is too narrow for a development of the height proposed and that it will have an adverse impact on the streetscape and the heritage setting of Alexandria Park and the outlook from this heritage item.

The architectural photos provided in the DA are totally misleading as it minimises the single storey house next door.

The actual structure would resemble a miniature skyscraper amongst a cohesive row of mixed height terrace houses.

This proposed building will be an eyesore and have significant impacts on the streetscape appearance, especially when viewed from (Heritage listed) Alexandria Park.

We understand there is a need to increase the supply of housing across Sydney, but we would argue that all the development in the Ashmore Estate, along Euston Road and of course, the major development proposed above and around the Waterloo Metro station more than meets this need.

In addition, we know there are proposals for ten-storey buildings (including affordable housing where the PetO outlet is currently), but this is near the IGA on McEvoy Street and opposite the cement factory and will not have the same adverse impact.

We would suggest that there are many other sites more suitable to this type of development than 158 Wyndham Street.

We must admit that we were surprised to learn that this site is included on the LEP for Green Square, which we believe is totally inappropriate given the nature and charm of the buildings in Alexandria surrounding the park.

We strongly believe that if such a narrow site is to be developed, the building height should be limited to three-storeys (and a single dwelling only). This ensures compatibility with the 3 storey contemporary terrace houses adjoining the site to the north.

#### **5) Lack of parking for 5 x 3 bedroom apartments**

There is no on-site parking proposed for these 5 x 3 bedroom dwellings and this is undesirable given the lack of on-street parking nearby.

The streets surrounding Alexandria Park (Wyndham Street and Power Avenue) is mostly unrestricted parking, and most housing close by does not have parking.

The newer apartments close by do have parking, but it is limited and residents are not eligible for parking permits as per Council's own restrictions on parking.

We also know that many non locals park in these streets whilst they catch trains to work, and the we regularly see vehicles parked for months on end with an area that is rarely policed.

Recently, two more parking spaces have been set aside for electric vehicle charging stations, and while we support this, it does mean that parking is becoming even more difficult.

While we understand the argument of proximity to public transport, the target buyer for a three bedroom apartment is likely to be families and most families will have at least one to two cars severely impacting on an already significant shortage of parking availability in the area.

This has implications on the communities' access to Alexandria Park as well as local businesses.

It is our view and that of the neighbouring community, that new developments should not exacerbate the already difficult parking situation, nor should developments of this nature move in on a residential area without consideration of the already pressing needs that are currently being ignored (ie: 24/7 parking in Wyndham Street and Power Avenue).

## **6) Impact on the streetscape of the area**

Wyndham Street, Power Avenue and Buckland Street are characterised by a mixture of single and double storey housing with some triple storey terraces and low rise apartment buildings.

Putting a six-storey building at 158 Wyndham Street is totally out of keeping with the area as it would be the only building in the vicinity of this magnitude detracting from the very real appeal and charm of the area and the heritage listed Alexandria Park.

## **7) Proposed communal rooftop - privacy and noise**

The DA proposes a communal rooftop area which is unacceptable, from a noise and privacy perspective.

We believe a Rooftop terrace will lend itself to parties which may be noisy and impinge on the quiet enjoyment of neighbouring properties. In addition, it will directly overlook adjacent properties and remove any sense of privacy.

## **8) Unacceptable precedent**

Given the range of charming single, double storey housing, and the heritage and conservation listed Alexandria Park, the scale of the development does not fit in with the local area.

Allowing a developer to put a six-storey building on a block of land that previously had a single storey house on it sets an unacceptable precedent for the area giving future developers unfettered scope to take advantage of the community's living standards and potentially turn the area into an ugly suburb with little of the charm which makes it so attractive now.

**9) Construction waste management and ongoing waste management**

We are concerned with where bins are proposed to be located and stored.

We do not want bins left out on the nature strip which seems to be a regular occurrence with some of the three-storey buildings to the north of 158 Wyndham Street.

**10) No Short Term Accommodation.**

We are very concerned that the apartments will be used for short term accommodation. If this occurs, we expect that there will be severe impacts from noise and rubbish which is unacceptable.

We ask that a consent condition be imposed so that the apartments not be used for short term accommodation (such as Air B&B's).

**13) Not enough information regarding the depth of the foundations**

A six-storey building will require significant foundations, particularly as the area typically has a sandy sub strata. In addition, we believe that the building is located only a few metres above aquifers.

We would like to know how subsiding and underpinning will be managed as a build of this magnitude could cause significant movement and damage to neighbouring properties.

**14) City of Sydney - all developments (Ashmore estate etc) have more than met expectations of high density requirements.**

We could challenge that living in an area which is the most densely populated area in the country would not need more medium-high density living.

Surely the City of Sydney has more than provided for its burgeoning population and met the State Government's density requirements.

**15) Breezeway**

We are concerned there will be additional noise due to the number of people entering and exiting the property through the proposed breezeway corridor.

The corridor is on the south side of the proposed building and will affect the privacy of adjacent properties and noise from foot traffic.

## **CONCLUSION**

Community members have expressed concerns regarding the building's proposed height, potential parking congestion, and the precedent it might set for future developments.

The City of Sydney Council has a responsibility to ensure that new developments contribute positively to the community and adhere to established planning controls and design guidelines.

The council needs to assess proposals against the Sydney Local Environmental Plan and the Sydney Development Control Plan, which aim to preserve the area's character and ensure sustainable development.

We believe this particular development does not comply with these guidelines and negatively impacts the community.

We sincerely hope that community feedback from concerned residents are considered in the decision-making process.

<INSERT NAME>



Proposed SIX  
storey building on  
a the site of a  
single storey  
house

Single  
storey  
house