

Jason Stevenson
8 Edward Street
Marrickville , 2204
Jason@thestevensons.name
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Department of Planning and Infrastructure

Subject: Objection to Timber Yards Development, Marrickville
(Application No. SSD-76927247)

Dear Sir/Madam,

I am writing to formally object to the proposed Timber Yards development in Marrickville (Application No. SSD-76927247). As a local resident whose property immediately borders the development site on Edward Street, which runs parallel to Far Street, I have significant concerns about the impact this project will have on my family, my home, and the broader community.

Lack of Consideration for Existing Residents

While I am not inherently opposed to new developments within Precinct 47 and acknowledge the pressing need for affordable housing, the current proposal appears to prioritise maximising dwelling numbers over the well-being and privacy of existing residents. A development of this scale must carefully consider its effects on the local community, yet this plan fails to do so.

Building Height and Privacy Concerns

Previous iterations of this proposal capped medium-rise buildings along the site's boundaries at five storeys. However, the latest version increases this to eight storeys—an unreasonable and intrusive change.

Having conducted my own 3D modelling to visualise the effects , I can confirm that the Far Street high-rises will have a direct line of sight into my backyard and home, significantly diminishing privacy and obstructing access to the natural environment. This overbearing design is unacceptable and detrimental to the quality of life for those living in neighbouring streets.

Despite claims that the community was consulted on building heights and placements, I received no communication from the council or developer regarding this process. It appears that decisions were made solely to maximise the number of dwellings without genuine regard for local residents' concerns.

If minimising negative effects on the community were a true priority, high and medium-rise towers would be placed along the northeastern and eastern borders of

the precinct—facing Victoria Road—where they would primarily impact industrial sites and other high-rises, such as Wicks Park. Meanwhile, buildings bordering residential areas should be capped at three storeys, with heights gradually increasing toward the northeast and east. This approach would mitigate visual intrusion, reduce shadowing, and protect existing homes' privacy.

Structural and Geotechnical Risks

Another major concern is the impact of construction—particularly foundational piling—on the surrounding residential area, which consists of small and ageing terrace homes. Heavy-duty piling poses a serious risk of structural damage. What measures are in place to prevent, remediate, or compensate for potential damage to existing homes? It is entirely unfair for residents to bear this burden simply because a developer seeks to build at maximum capacity adjacent to established homes.

Prolonged Construction Noise and Disruption

The proposed construction period of up to 40 months is excessive and will significantly impact residents. Many of us, including myself, work from home. The ongoing noise, dust, and disruption—compounded by existing aircraft noise—will severely degrade our quality of life. Given that construction is likely to occur six days a week, what mitigation strategies or compensation plans will be implemented to address this issue?

Additionally, Marrickville has a long history as an industrial hub, meaning that significant amounts of contaminants, including asbestos and other hazardous materials, may be embedded in the soil. The disturbance of this dust during construction poses a serious health risk to residents and children. Surely this a real concern considering Marrickville Public school is directly adjacent. What measures will be taken to mitigate monitor and control air quality during the construction phase?

Parking Issues

Parking is already a significant challenge in many Inner West suburbs due to the prevalence of homes without off-street parking. During the construction of the Wicks Park development, our streets were overrun by construction workers' vehicles, leaving residents struggling to find parking six days a week.

This issue extends beyond the construction phase. The current proposal fails to provide adequate parking for new residents, inevitably forcing overflow into neighbouring streets and exacerbating an already critical problem. If this development proceeds, Inner West Council must implement long-term residents-only parking zones in surrounding streets to protect existing residents' access to parking.

Broader Concerns About Precinct 47 Development

While my primary concerns relate to privacy, construction impact, and parking, the broader implications of this development must also be considered. Large-scale high-rise developments alter the fabric of a suburb and its community. This proposal does not align with Marrickville's heritage aesthetic, nor does it respect the existing quality of life for residents. Instead, it appears to prioritise maximising financial returns for developers under the guise of addressing the housing affordability crisis.

Conclusion

The current proposal for the Timber Yards development demonstrates a disregard for existing residents, a pattern often dismissed as a simple "not in my backyard" mentality. However, the reality is that we, the residents, are an integral part of what makes Marrickville an attractive and vibrant community. We have invested in our homes, built our lives here, and have the right to enjoy the privacy and sanctuary they provide. Any development should respect and preserve this balance rather than disrupt it in pursuit of profit.

I urge the relevant authorities to reconsider the building heights, placement, and construction impact of this project to ensure that it integrates sympathetically into the local community.

I appreciate your time in reviewing my concerns and look forward to a response addressing these issues.

Sincerely,
Jason Stevenson