

Attachment F

Submissions

From: Nick Reid <NReid@cityofsydney.nsw.gov.au> on behalf of Nick Reid
<NReid@cityofsydney.nsw.gov.au> <Nick Reid <NReid@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, August 26, 2025 10:46:31 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Objection to Development Proposal D/2025/758 – 98–106 Kippax Street, Surry Hills

From: [REDACTED]
Sent: Tuesday, 26 August 2025 10:42 AM
To: Nick Reid <NReid@cityofsydney.nsw.gov.au>
Subject: Fw: Objection to Development Proposal D/2025/758 – 98–106 Kippax Street, Surry Hills

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.

From: [REDACTED]
Sent: Tuesday, 26 August 2025 9:54 AM
To: council@cityofsydney.nsw.gov.au <council@cityofsydney.nsw.gov.au>
Subject: Objection to Development Proposal D/2025/758 – 98–106 Kippax Street, Surry Hills

Dear Bill Mackay and the City of Sydney Planning Team,

I am writing to strongly oppose the proposed development at 98–106 Kippax Street, Surry Hills (Reference D/2025/758). After reviewing the proposal and considering its impacts on the community, I believe it is fundamentally inappropriate for this location and should not be approved. My objections are outlined below:

1. Height, Scale and Character

- An 8-storey development is completely out of character with the surrounding streetscape of Surry Hills, which is defined by heritage terraces, warehouses and mid-rise buildings.
- The excessive bulk and scale will dominate the street, overshadow neighbouring properties, and erode the unique character that planning controls seek to preserve.

2. Heritage and Neighbourhood Character

- Surry Hills is a recognised heritage and conservation area. Demolishing the existing building disregards local heritage values.
- The proposal conflicts with the City of Sydney Local Environmental Plan (LEP) and Development Control Plan (DCP), both of which require new development to respect heritage context.

3. Traffic, Parking and Safety

- The inclusion of basement parking will encourage car use in an already congested area, contrary to sustainable transport objectives.
- Kippax Street and surrounding laneways are narrow and already face heavy traffic and loading pressures. Additional vehicle movements will create safety risks for pedestrians and cyclists.

4. Overdevelopment and Density

- 35 apartments on such a constrained site constitutes overdevelopment. It will place unreasonable pressure

on local infrastructure, public transport, and amenities.

- The proposal does not demonstrate how it will provide adequate communal or open space for residents, as required under planning controls.

5. Amenity Impacts on Neighbours

- Increased height will result in significant overshadowing of nearby properties, reducing natural light and residential amenity.
- Privacy impacts from balconies and windows will overlook adjacent homes and businesses, in breach of DCP separation standards.
- Noise and disruption during construction and ongoing retail use are not properly addressed.

6. Environmental and Sustainability Concerns

- The demolition of the existing structure undermines sustainability principles by generating unnecessary waste. Adaptive reuse should be prioritised in line with Council's own sustainability commitments.
- The proposal fails to demonstrate best practice in sustainable design, energy efficiency or green infrastructure.

7. Affordable Housing Claim

- While the inclusion of some "affordable housing" units is noted, there is no guarantee on tenure, delivery, or management. This appears tokenistic and does not outweigh the significant adverse impacts of the development.

8. Non-Compliance with Planning Objectives

- The proposal does not satisfy the objectives of the City of Sydney LEP regarding heritage conservation, appropriate built form, and protection of amenity.
- It is inconsistent with State planning policies encouraging genuine sustainability, protection of character areas, and prioritisation of public over private interest.

For these reasons, I urge Council to refuse the application in its current form. The development is an overreach that would irreparably damage the character, liveability, and sustainability of Surry Hills.

I request that this objection be recorded in full and given due weight in Council's assessment of the application.

Sincerely,
Abigail Dawson

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

Sent on: Tuesday, August 26, 2025 10:38:53 AM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: NReid@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/758 - 98-106 Kippax Street SURRY HILLS NSW 2010 - Attention: Nick Reid

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 Department and Nick Reid,

I am writing to formally and emphatically oppose Development Application D/2025/758, submitted by I.S.L. Property Investments Management Pty Ltd, proposing an 8-storey mixed-use building at 98-106 Kippax Street, Surry Hills. As a resident of 81 Foveaux Street (rear), living directly opposite the proposed development on Sophia Street, I urge the City of Sydney to reject this application on the basis that it is excessive, incompatible with the local character, dangerous, and deeply damaging to residential amenity.

1. Grossly Out-of-Scale and Out-of-Character

The proposed eight-storey structure is completely out of context with the surrounding buildings on Sophia Street and Kippax Street. The current built form in this area is predominantly low-rise, and the proposed height will dominate and overshadow the entire street. It is a blunt, profit-driven overdevelopment that shows no architectural sensitivity or regard for local planning controls, streetscape rhythm, or human scale.

2. Overbearing Shadowing and Loss of Natural Light

Given the exceptionally narrow width of Sophia Street, an eight-storey building will create deep and lasting shadows across the properties opposite, including mine at the back of 81 Foveaux Street. It's easy to focus on the frontage along Kippax Street and overlook these impacts, but what about those of us living at the back? This will result in a substantial and permanent loss of natural light to every residence at the rear of 81 Foveaux Street, all of which have bedrooms directly facing the proposed development site. This degradation of sunlight is not a minor inconvenience, it represents a significant decline in liveability, impacting sleep, wellbeing, and the overall quality of life for all affected residents.

3. Privacy Violations

The height and massing of the development will result in numerous windows, balconies, and communal areas directly overlooking private residences. This constitutes a serious invasion of privacy. Sophia Street simply does not offer the spatial separation to accommodate this scale of development without severely compromising the privacy of neighbouring homes. I urge you to go and have a look yourself.

4. Toxic Exposure for Residents at 81 Foveaux Street

The balconies of 81 Foveaux Street, including mine, are located directly across from the proposed site and are the primary source of fresh air and natural ventilation for many units. These balconies will now be subjected to a constant onslaught of engine fumes, diesel exhaust, dust, and debris both during the prolonged demolition and construction phases and afterward, as traffic increases permanently. This raises serious public health concerns and could lead to respiratory issues, particularly for children, elderly residents, or those with pre-existing conditions. It is deeply irresponsible to allow such toxic exposure so close to residential apartments.

5. Prolonged Noise and Major Construction Disruption

The application proposes "major demolition" which inherently means months, if not years, of heavy machinery,

jackhammering, excavation, and dust. This level of disruption on such a narrow street is unacceptable and will destroy the peaceful residential nature of this area. It will cause enormous stress and mental health strain on the residents who are forced to live through it.

6. Traffic Chaos and Dangerous Congestion on Sophia Street

Sophia Street is a single-lane, one-way residential street already under strain from daily garbage trucks, delivery vans, and local service vehicles. Introducing additional traffic to access basement parking for 35 residential units will result in complete traffic gridlock, frequent horn honking, and exhaust emissions at close proximity to homes.

This street is simply not designed to accommodate high-frequency vehicle entry and exit, and the proposal would introduce unacceptable safety risks for pedestrians and cyclists, and will turn what is currently a quiet street into a congested thoroughfare.

7. Loss of Architectural Heritage

The proposal involves the full demolition of buildings that contribute to the historic character and visual identity of Surry Hills. Once removed, these heritage structures are gone forever, replaced by a sterile and oversized building that offers no character.

8. Unclear Definition and Implications of “Affordable Housing”

The proposal makes vague reference to an “affordable housing” component, yet offers no detail on what this actually entails. I request urgent clarification from Council and the applicant on this point:

- What specifically is meant by “affordable housing” in this context?
- Will any portion of this development be allocated to public or social housing tenants (i.e. Housing Commission)?
- What criteria will determine eligibility for these units?

If this is in fact government-subsidised or Housing Commission housing, this has direct implications for the nature and use of the development, traffic volumes, social services, and broader community impact and should be explicitly detailed and open to community consultation. The absence of transparency on this issue is unacceptable.

9. Profit Before People

This proposal is not a thoughtful or appropriate addition to our community. It is a blunt overreach that places developer profit over the wellbeing of residents. It threatens the health, privacy, safety, and liveability of existing homes, and delivers none of the infrastructure improvements or green space that the area desperately needs.

It’s so easy to approve a development like this from behind a desk. But if it were being built directly across from your home, blocking your light, invading your privacy, filling your air with dust and fumes, and subjecting you to constant noise, you’d be objecting too. Please don’t pretend otherwise.

I strongly urge the Council to reject this development in its current form. I request confirmation that this objection has been received and considered as part of the formal assessment process.

Yours sincerely,

Jana Malos

109/81 Foveaux Street, Surry Hills NSW 2010

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

[REDACTED] <john keyser [REDACTED]>

Sent on: Monday, September 1, 2025 4:23:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: DA /2025/758 - Objection

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The General Manager

City of Sydney Council

GPO Box 1591

Sydney NSW 2001

Re: Objection to Development Application DA/2025/758 – 98–106 Kippax Street, Surry Hills (Former Schweppes Factory Stable Building, 1913)

Dear Sir/Madam,

I am writing to formally object to the above development application.

1. Heritage Significance

The former Schweppes stable, designed by T.W. Hodgson in 1913, is a rare industrial relic in Surry Hills—among the earliest structures in Australia to utilize reinforced concrete slabs. Its historical fabric, including the ramped levels for horses and storage functions, is invaluable and must be preserved.

2. Community Opposition

The proposal has sparked strong community backlash on the *Sydney Explained* Instagram feed, highlighting the deep value people place on this heritage asset. Representative comments include:

- “The redevelopment is a chaotic, asymmetrical dog’s breakfast. Leave Australia’s significant cultural heritage alone & stop erasing it.”
- “They need to do better. The proposed building is ugly. Old stables are increasingly rare and architecturally have merit.”
- “This is going to be a scar on the neighbourhood.”
- “It’s a demo not an adaptation.”
- “Replacing it with a homogeneous design you can see anywhere in the world.”
- “Sydney has an ugly apartment building problem ... this is depressing and uninspiring.”

These are not isolated opinions—they reflect a widespread and passionate community concern which should carry weight in your assessment.

For direct access to the feed and these comments, see the Instagram post here: https://www.instagram.com/p/DN6XLxrklHA/?img_index=1

3. Expert Insight

Mr. David Zabell—a former Senior Strategic Planner at City of Sydney Council, with extensive experience reviewing similar applications—has also voiced his concern:

“It’ll be interesting to see if Council requires more facade retention, particularly on the corner. I suspect they will, based on my experience with similar DAs in Surry Hills.”

This expert commentary reinforces that the current façade retention strategy is inadequate in light of established planning precedents.

4. Urban Design Concerns

The proposed eight-storey structure, compounded atop retained elements, presents a jarring disconnect from Surry Hills’ fine-grained heritage streetscape. The design has been consistently labelled “ugly,” “uninspiring,” and “out of place.” It fails to respect the cultural character and contextual scale of the locale.

5. Requested Actions

I respectfully request that DA/2025/758 be **refused in its current form**. Should the proposal proceed, I urge Council to require a revised scheme that:

- Preserves and adaptively reuses the full façade, particularly on the prominent corner elevations;
- Aligns height and massing more sympathetically with surrounding heritage buildings; and
- Delivers a thoughtful design that honors the enduring significance of Surry Hills’ architectural history.

Thank you for considering this objection.

Yours faithfully,

John Keyser

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

Sent on: Tuesday, September 9, 2025 9:41:39 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/758 - 98-106 Kippax Street SURRY HILLS NSW 2010 - Attention Nick Reid

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 Nick,

I urge the City of Sydney to approve this development application. With Sydney in a housing crisis, we must prioritise the delivery of new housing wherever we can. This project is well located in a highly desirable area, and will deliver an uplift in housing provision in a highly sought after area.

The Statement of Environmental Effects notes a number of minor areas where the development does not strictly comply. These issues must not be the cause of rejection.

This includes building height. The zoned building heights in Surry Hills are already too low, and a 540 mm departure should not be the cause of rejection. As the SEE and variation request notes, the penetrations through the maximum height plane are small, and facilitate the use of the rooftop as communal space.

While out of scope for this DA, the council should seriously consider allowing significantly greater height across Surry Hills and the wide City of Sydney area.

Regards
Matt Arkell
9/96-102 Buckingham St
Surry Hills

Sent with [REDACTED] secure email.

From: John Frilingos <[REDACTED]> on behalf of John Frilingos
<John Frilingos [REDACTED]>
Sent on: Tuesday, September 9, 2025 5:02:56 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: George Karageorge [REDACTED]
Subject: Online Submission - D/2025/758
Attachments: 4071_001.pdf (211.27 KB)

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Dear Sir/ Madam

Please find attached our letter of submission for the proposed development at 98-106 Kippax Street, Surry Hills - D/2025/758

regards

john frilingos

D/2025/758

Address

98-106 Kippax Street SURRY HILLS NSW 2010

Applicant

I.S.L. PROPERTY INVESTMENTS MANAGEMENT PTY LTD

Description

Substantial demolition of the existing building and construction of an 8-storey mixed-use development with retail tenancies on the lower levels, basement carparking, 35 residential apartments with affordable housing units and associated landscaping.

City of Sydney contact

Nick Reid

Estimated cost

\$27,573,919.00

Lodged date

18/08/2025

Status

Being assessed

Exhibition period

20/08/2025 to 11/09/2025

STASIA HOLDINGS PTY. LIMITED.

151 Campbell Street, Surry Hills, NSW, 2010 | T: [REDACTED] | E: [REDACTED] | ACN: 158 283 160

Date: 9 September 2025

To:
Manager Planning Assessments
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

By Email / Online Submission

Re: Objection to Development Application D/2025/758

Site Address: 98–106 Kippax Street, Surry Hills NSW 2010

Applicant: I.S.L. Property Investments Management Pty Ltd

Dear Sir/Madam,

We write on behalf of Stasia Holdings Pty Ltd, the registered owner of multiple adjoining properties in Surry Hills, to lodge a formal objection to Development Application D/2025/758 for the proposed substantial demolition and construction of an 8-storey mixed-use development at 98–106 Kippax Street. Our concerns are summarised below:

1. HERITAGE & STRUCTURAL CONCERNS

- Drawings (DA306, DA001) appear to show unsupported heritage structures, with disclaimers noting the absence of structural or services engineering input.
- The structural impact on the existing warehouse fabric has not been addressed and requires review by a qualified heritage structural engineer.

2. WASTE MANAGEMENT & TRAFFIC

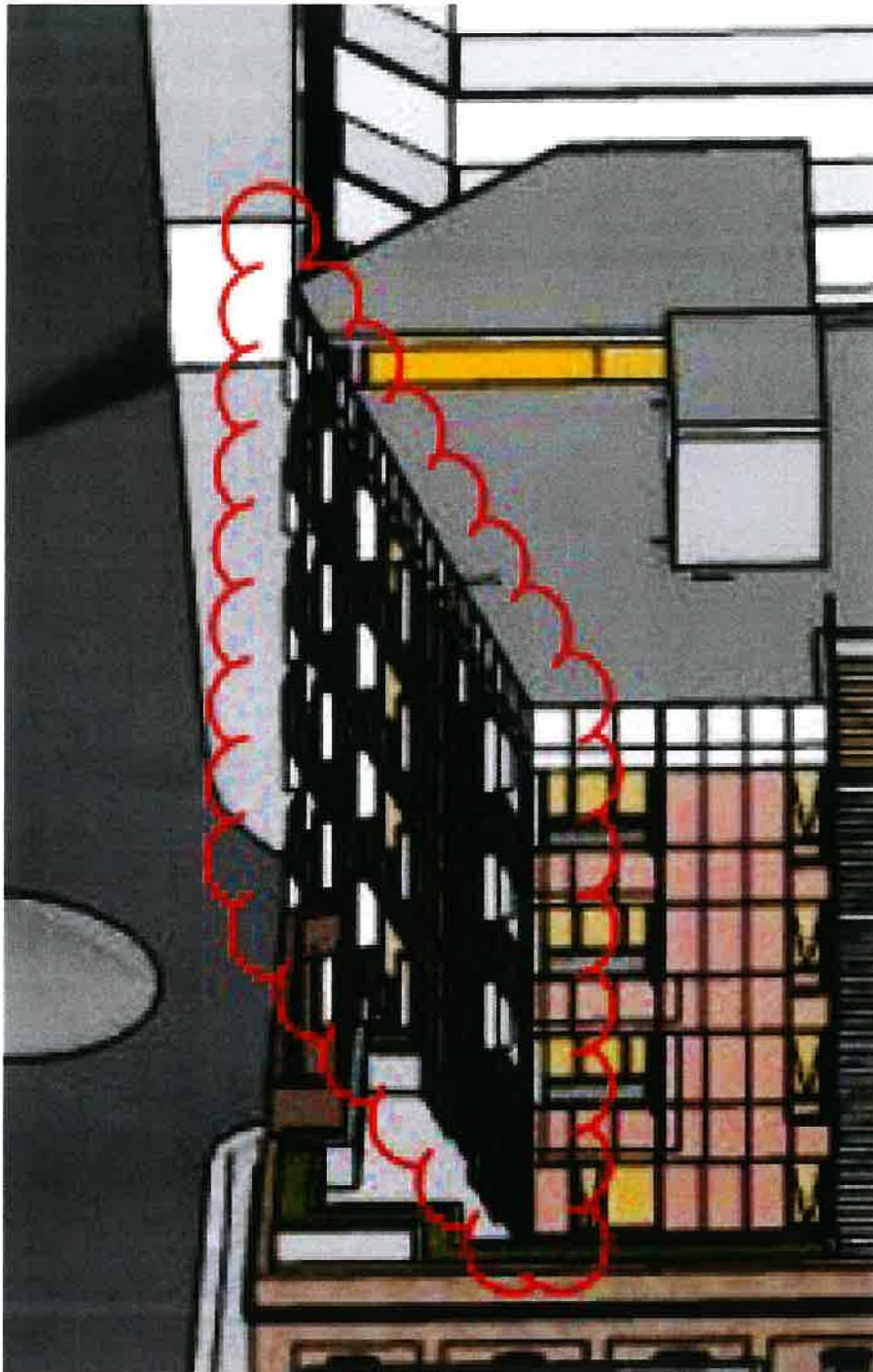
- The SEE asserts that on-site waste collection is not possible, yet this is not adequately demonstrated in the Waste or Traffic Reports.
- Off-site collection in this constrained street will create congestion and amenity impacts.

3. NON-COMPLIANCE WITH DCP & ADG STANDARDS

- Bicycle Parking – Only 35 spaces are provided, short of the required 42 (1 per unit, including dual-key units).
- Setback Bedrooms – Unit 101 includes a “snorkel” window arrangement that fails ADG and DCP requirements for light, ventilation, and amenity.

- Natural Ventilation – Only 45.2% of units achieve compliant cross-ventilation (well below ADG standards).

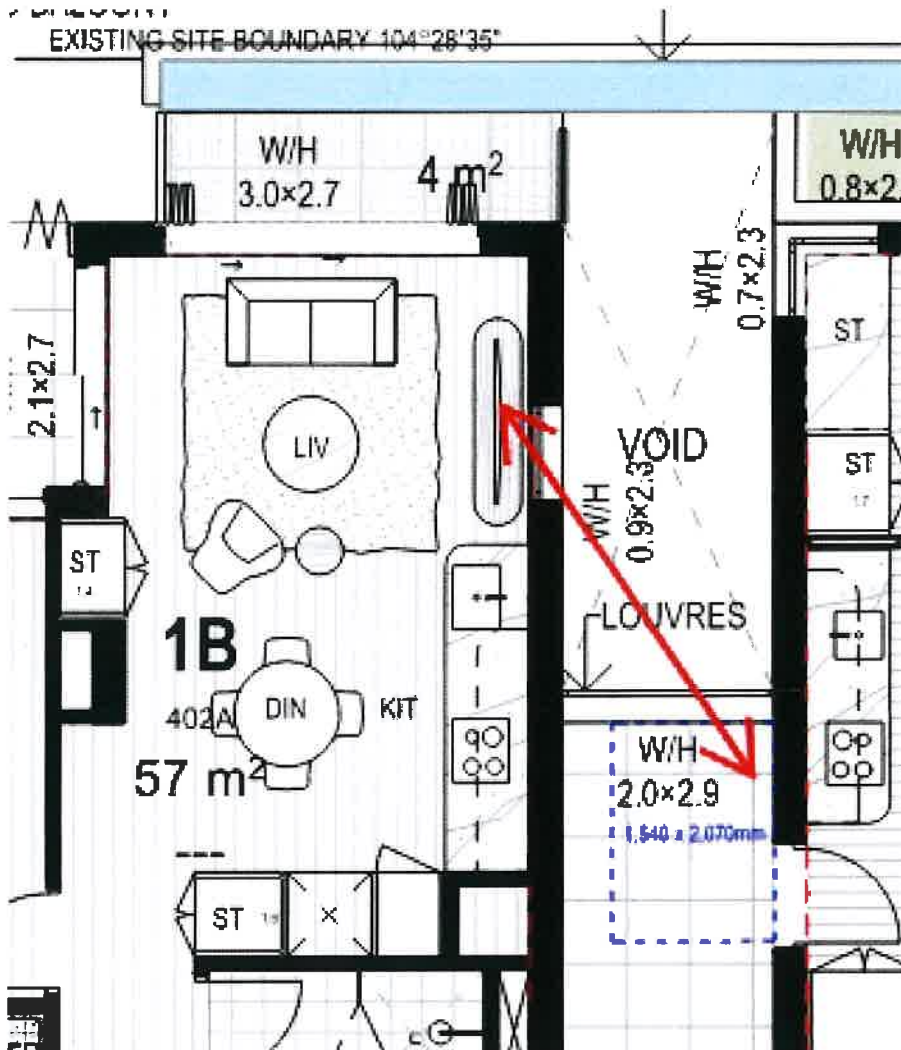
Diagram 1 – Cross Ventilation



- Solar Access – Drawings (DA402) are of insufficient resolution to demonstrate compliance, particularly for unit stacks 05 and 06.

- Visual & Acoustic Privacy – Proposed building separation distances are below ADG minimums, causing loss of privacy and increased acoustic impacts.

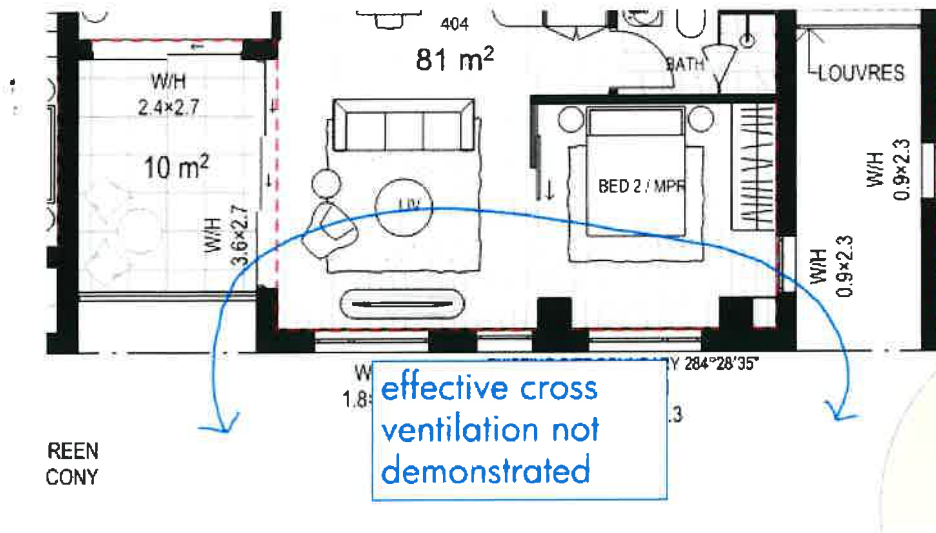
Diagram 2 – Overlooking between common areas and living areas



4. HEIGHT, BULK & VIEW IMPACTS

- The proposed 8-storey height exceeds acceptable bulk for this heritage precinct.
- The new structure would block existing standing views toward the CBD and Anzac Bridge currently enjoyed from 110–120 Kippax Street (levels 3–6).
- A compliant height envelope would mitigate these impacts, yet no view impact study has been provided.

Diagram 3 – Solar Access (DA402 Sun Eye View diagrams)



5. AFFORDABLE HOUSING CALCULATION & SUBSTATION DESIGN

- Drawings (DA510) incorrectly include common lobby areas in the GFA calculation for affordable housing, inflating compliance.
- Substation design does not meet Ausgrid standards (height approx. 2.7–3m), likely requiring further external alterations.

CONCLUSION

In its current form, the proposed development fails to satisfy multiple provisions of the Sydney DCP, SEPP Housing, and ADG, and will result in unacceptable adverse impacts on heritage, amenity, and neighbouring properties.

We respectfully request that Council refuse DA/2025/758 unless the applicant substantially amends the proposal to address the issues identified above.

Yours faithfully,

John Frilingos
Project Manager
Stasia Holdings Pty Ltd

From: David Milliken <[REDACTED]> on behalf of David Milliken [REDACTED]
<David.Milliken@cityofsydney.nsw.gov.au>
Sent on: Wednesday, September 10, 2025 10:23:01 AM
To: "\"dasubmissions@cityofsydney.nsw.gov.au\" <\"dasubmissions@cityofsydney.nsw.gov.au\">
Subject: Submission - D/2025/758 - 98-106 Kippax Street SURRY HILLS NSW 2010 - Attention Nick Reid
Attachments: 20250910 to CityofSydney re D-2025-758 Submission.pdf (260.58 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 Nick,
Please see a submission attached in relation to D/2025/758 on behalf of the owner's corporation of SP95023 (69-81 Foveaux Street).
Please advise of next steps in due course.
The owners would like to thank the City for the opportunity to comment on this DA.
Warm regards,

David Milliken
Director
Strategic Perception

ph. [REDACTED]
e. [REDACTED]
www. [REDACTED]
visit [REDACTED] Workclub Global, South Eveleigh, NSW



10 September 2025

Mr Bill Mackay
Manager Planning Assessments
City of Sydney
By email to dasubmissions@cityofsydney.nsw.gov.au

Attn: Nick Read

Dear Bill,

D/2025/758
DA SUBMISSION IN RELATION TO 98-106 KIPPAX STREET, SURRY HILLS

Strategic Perception has been appointed by the owners of SP95023, 69-81 Foveaux Street, Surry Hills, which is located immediately across Sophia Street (the laneway) to the north of the subject site, to review the proposal and provide this submission on their behalf. At the outset, the owners thank the City for the opportunity to provide comment on the proposal and do so acknowledging that development on the site is expected and with the intention of mitigating impacts on their existing complex.

The owners of SP95023 have a range of concerns relating to the proposed development including building height, impacts on outlook, natural light, natural airflow, noise from traffic and waste management and reflectivity. In order to mitigate impacts on their complex the owners have four main considerations they wish to raise in this submission:

1. Compliance with Building Separation Requirements
2. Compliance with maximum building height requirements
3. Direction of Sophia Street Laneway
4. Proposed conditions to be placed on any approval

Building Separation Requirements

The owners of SP95023 are particularly concerned that the proposed development will detrimentally impact their access to views, natural light, natural airflow, will dominate their outlook and will have noise-related impacts upon their complex. These concerns arise from, and are exacerbated by, the proposed building not meeting the minimum separation requirements as outlined in the Apartment Design Guide (ADG). Table 1 of page 27 of the ADG outlines the following minimum building separation requirements:

Table 1 Minimum building separation increases proportionally to the building height	
Building height	Separation distance
9 storeys and above	12-24m
Up to 8 storeys	9-18m
Up to 4 storeys	6-12m



85 676 471 739 ABN



The same page of the ADG also provides further guidance for considerations for building separations, as shown to the right.

The proposed building is over 25m in height, and therefore should have a minimum separation between habitable rooms and balconies of 24m. Both the existing building and the proposed building face each other with a combination of habitable rooms and balconies.

The Plans show the buildings being separated as follows:

Floor (proposed building)	Proposed Separation
Ground	6m (width of laneway)
1-3	6m (width of laneway)
4	6m – increasing to 9m towards the western end
5-7	7.582m increasing to 9m towards the western end

It is clear that the proposed building does not meet the minimum building separation requirement of 24m. To do so it would need to be setback 18m from the Sophia Street boundary.

The ADG does allow for some dispensation for buildings on adjacent sites where the separation can be shared. This dispensation would measure 12m (half of 24m) from the midpoint of the Sophia Street laneway and require the laneway setback to be 9m (12m less half the laneway width). Even with this dispensation the 12m separation requirement is not met.

Furthermore, the ADG considers that building separation may need to be increased on sloping sites to achieve adequate sunlight. Rather than increasing separation on this sloping site, the proposed development reduces separation.

Additionally, the proponent has declared the full existing height of the wall facing Sophia Street as ‘contributory,’ which has the effect of extending the building line to the boundary. The wall is not heritage-listed and there is no need for it to be retained, particularly above than the ground floor wall where the wall could not be considered in any way to be contributory. At best, the ground floor of the wall only carries any scope to be considered contributory.

The owners of SP95023 consider that the proposed development should be redesigned to achieve the building separation distances required under the ADG, with the building (with the exception of the ground floor wall) being setback a minimum of 9m from the Sophia Street boundary.

Considerations in setting building separation controls

Design and test building separation controls in plan and section

Test building separation controls for sunlight and daylight access to buildings and open spaces

Minimum separation distances for buildings are:

Up to four storeys (approximately 12m):

- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

Five to eight storeys (approximately 25m):

- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

Nine storeys and above (over 25m):

- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms

Building separation may need to be increased to achieve adequate sunlight access and enough open space on the site, for example on slopes

Increase building separation proportionally to the building height to achieve amenity and privacy for building occupants and a desirable urban form



Building Height

The owners would like it noted that both the site of their existing complex and the proposed development have the same LEP height limit of 22m, however the proposed site benefits from a 30% increase under the Affordable Housing provisions of the SEPP, increasing the height to 28.6m.

The owners reluctantly accept that 28.6m is the building height permitted and, subject to the building separation requirements being met, don't raise a strong objection to this. However the owners find it difficult to accept that a further 540mm variation is being requested on top of the 30% variation they are already afforded by the Housing SEPP. The owners consider that the entirety of the development should be within the 28.6m height limit.

Direction of Sophia Street Laneway

The owners would like Council to consider reversing the direction of the Sophia Street Laneway to that traffic direction is westerly and downhill, as opposed to the current arrangements of easterly and uphill. Traffic flowing downhill will mitigate noise associated with vehicle movement and waste management as vehicles will not need to power up the hill but can idle down it instead. This is particularly important given the proposed waste management procedures involving a waste truck in the laneway servicing the proposed development.

Proposed conditions to be placed on any approval.

The owners, firstly, would suggest amended plans are required in order to demonstrate compliance with the minimum building separation requirements. Should Council decide to grant approval for the proposed development (with or without amending the plans), the owners would like Council to consider applying conditions on any approval that address the following:

- to ensure appropriate mitigations are applied to the north façade in terms of reflectivity/glare, similar to the other facades
- Construction protections including dilapidation survey, monitoring and damage rectification
- Post installation noise test for the car-lift.

Thank you once again for the opportunity to comment on this proposed development, the owners look forward to the positive consideration of the points raised in this submission. Should you require any clarification or wish to discuss this matter further, please contact me on [REDACTED] or at [REDACTED]

Yours sincerely,

[REDACTED]

David Milliken

Director

Strategic Perception

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, September 11, 2025 9:07:25 AM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Submission - D/2025/758 - 98-106 Kippax Street SURRY HILLS NSW 2010 - Attention Nick Reid

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

From: Elizabeth Findlay
Sent: Wednesday, 10 September 2025 5:08 PM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2025/758 - 98-106 Kippax Street SURRY HILLS NSW 2010 - Attention Nick Reid

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 Bill Mackay and Nick Reid

Thank you for the opportunity to provide comments in relation to the development proposal:

Reference number: D/2025/758

Site address 96-108 Kippax Street Surry Hills 2010

I am a resident of 69-81 Foveaux Street, Surry Hills 2010 (Unit 408). My apartment faces the rear of the building onto Sophia Street the laneway north of the subject site. My concerns are in relation to the immediate impact this big development will have on my apartment and all of this building's apartments facing the rear onto Sophia Street. I appreciate development is inevitable and providing additional housing in the current housing shortage market is desirable. I hope you will consider my concerns to lessen the impact on our apartments. The concerns for me are:

Height: The Proposed building Height is not compliant and breaches development standards. I would argue strongly against the stated: minor breach will not have any impacts on the sharing of views for the surrounding properties. (See document -The Planning Studio) The development will adversely impact on my outlook including access to views, natural airflow and natural light.

The height of the new building also prevents natural light bouncing off the surrounding buildings particularly the Canva Building on Waterloo Street and any buildings on Kippax Street. Sunlight bounces off their walls to the surrounding open areas which contributes to our light and in the area.

Outlook: my current outlook is over buildings and foliage on Kippax Street and beyond. This will now be reduced significantly by at least two thirds. That two thirds will now overlook the new building's back wall which appears to be a blank concrete wall.

Compliance with Building Separation requirements. The proposed building does not meet the minimum building separation requirement under The Apartment Design Guide. The proposed development should meet the separation distances required under ADG.

Noise from the car lift/stacker - residential traffic will have 24-hour access to where the car lift is accessed. This noise will be intrusive to my apartment along with all the apartments facing the rear of 81 Foveaux Street.

Noise: from air conditioning units, garbage collections, deliveries to retail all of these can occur at any time. Waterloo Street would seem a better option as there are no residential buildings.

Increased traffic at the rear lane from residential and retail/garbage will contribute to noise and pollution.

Currently exiting Sophia Street onto Waterloo Street is problematic due to restricted vision onto Waterloo Street, cars often parked. I hope this can be reviewed.

For the reasons described above I believe this development application will have significant impact on my apartment and including all the units in this apartment complex.

Thank you again for inviting comments from the surrounding community.

Regards

Elizabeth Findlay

Unit 408/81 Foveaux Street Surry Hills 2010

From:

on behalf of

Sent on: Thursday, September 11, 2025 2:24:29 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2025/758 DA SUBMISSION IN RELATION TO 98-106 KIPPAX STREET, SURRY HILLS

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 Mackay:

We are residents of 69–81 Foveaux Street, directly opposite the proposed development across Sophia Street. While I understand that redevelopment of this site is expected, I am concerned about the significant impacts on our building and request that Council consider the following issues:

1. Building Separation

- The proposed building does not meet the Apartment Design Guide (ADG) requirement for a minimum 24m separation between facing habitable rooms/balconies in buildings over 25m high.
- Even with the ADG's shared separation allowance, the setback across Sophia Street should be at least 12m (not the 6–9m proposed).
- This lack of separation will severely affect residents' access to natural light, airflow, outlook, and amenity. The design should be revised to achieve a minimum 9m setback from Sophia Street.

2. Building Height

- The site already benefits from a 30% height bonus under the Housing SEPP, increasing the limit to 28.6m.
- The additional variation sought (another 540mm above this) is unreasonable. The development should remain within the 28.6m limit.

3. Laneway Direction and Noise

- The proposal includes waste collection from Sophia Street. Reversing the laneway direction (westbound, downhill) would reduce vehicle noise and disturbance for surrounding residents.

4. Conditions if Approved

- Controls on north façade reflectivity to reduce glare.
- Construction protections including dilapidation survey and monitoring.
- Post-installation noise testing of the car-lift system.

For these reasons, I ask Council to ensure that the development is amended to meet the ADG building separation standards and height limits, and that any approval includes the above mitigation conditions.

Thank you for considering this submission.

&



From: Glenn Rose [REDACTED]
[REDACTED]
Sent on: Thursday, September 11, 2025 3:57:02 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2025/758 DA SUBMISSION IN RELATION TO 98-106 KIPPAX STREET, SURRY HILLS
Attachments: OBJECTION DA SUBMISSION IN RELATION TO 98-106 KIPPAX STREET SURRY HILLS.pdf (26.94 KB)

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Dear Bill,

Attn: Nick Read

Objections to proposed development attached.

Kind regards,
Glenn Rose

Mr Bill Mackay
Manager Planning Assessments
City of Sydney
By email to dasubmissions@cityofsydney.nsw.gov.au
Attn: Nick Read

Dear Bill,
D/2025/758
DA SUBMISSION IN RELATION TO 98-106 KIPPAX STREET, SURRY HILLS

As trustees for Unit 409, 81 Foveaux Street, Surry Hills we object to the proposed development citing the detailed work done by Strategic Perception for the owners of SP95023, 69-81 Foveaux Street, Surry Hills, which is located immediately across Sophia Street (the laneway) to the north of the subject site.

Our property faces onto Sophia Street (the laneway) and would be adversely impacted.

We have specific concerns relating to the proposed development including building height, impacts on outlook, access to views, natural light, natural airflow, noise from traffic and waste management and reflectivity.

Our specific concerns includes those raised by Strategic Perception:

1. Compliance with Building Separation Requirements
2. Compliance with maximum building height requirements
3. Direction of Sophia Street Laneway
4. Proposed conditions to be placed on any approval
5. High noise level from increased traffic
6. Fire risk associated with evacuating cars via a car lift
7. Increased congestion with car queued for car lift access

Please contact me on [REDACTED] or at [REDACTED]
Yours sincerely,
Trustees Jamjar Super Fund

From: Adam Hadow [REDACTED]
[REDACTED]

Sent on: Saturday, September 13, 2025 6:59:20 PM

To: NReid@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au

CC: Michael Combs [REDACTED]

Subject: D/2025/758 - 98-106 Kippax Street, Surry Hills

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Objection to Development Application D/2025/758 // 98-106 Kippax Street, Surry Hills

Dear Nick,

I am the architect of 69-81 Foveaux Street and 19 Waterloo Street, and the owner and resident of 21 Uther Street Surry Hills. While I support the principle of redevelopment on this site, the current proposal does not adequately address the requirements of SEPP 65, the Apartment Design Guide (ADG), or the City of Sydney LEP and DCP.

I respectfully submit the following concerns:

Architectural Character and Design Excellence (LEP Clause 6.21, DCP Section 3)

– The podium-and-tower approach facing Kippax Street is inconsistent with the established character of the street, which is defined by continuous, vertically expressed façades. A consistent architectural expression across the height of the building would better reinforce the street's fine-grain character.

Materiality (DCP Section 3.11)

– The proposed lightweight metal screen is inconsistent with the prevailing masonry character of the area. If a screen is retained, it must be of high durability (zinc or copper) to avoid rapid degradation, consistent with the requirement for high-quality, enduring materials. The screen should be of a similar quality to Paramount House hotel on the corner of Commonwealth Street and Goulburn Lane.

Transport and Access (DCP Section 3.11.7)

– Given the site's proximity to public transport, the provision of basement parking via a single car lift is unnecessary and inconsistent with Council's objectives to reduce car dependency and promote sustainable transport. We suggest that a better outcome for the community would be the deletion of all private parking on site.

Solar Access and Ventilation (SEPP 65, ADG Objectives 4A-1 and 4B-1)

– The proposal inflates compliance figures for solar and cross ventilation, relying on dual-key units to boost percentages and inaccurate identification of the required hours of sunlight and cross ventilation. Actual compliance is materially lower, and the scheme fails to demonstrate design excellence in achieving genuine environmental performance. While we do not suggest that numerical compliance is necessarily required, the scheme should at least accurately calculate the proposal so that the consent authority are clear as to final amenity outcomes for future residents.

Building Services and Residential Amenity (ADG Objective 4D-2)

– A single lift for a building of this scale is insufficient. Given the number of proposed dwellings – when the dual key dwellings are considered, a second lift should be provided.

Overshadowing (ADG Objective 4A-1, DCP Section 3.9.2)

– Shadow studies are inadequate to assess winter impacts to our dwelling at 21 Uther Street. Current diagrams suggest unacceptable overshadowing of our house - removing winter solar access between 9-10am. More detailed analysis is required.

Visualisation (DCP Section 3.11.2)

– CGI imagery is misleading, depicting the building in an idealised rather than actual context. Accurate photomontages are essential for community understanding and clear assessment of the proposal.

Heritage and Demolition (LEP Clause 5.10, DCP Section 2.3)

– While outside the heritage conservation area, the extent of proposed demolition is regrettable. Greater retention of existing building fabric should be pursued. This could be facilitated through a reduction in the proposed basement excavation that is to accommodate private parking.

Roof Plant and Acoustic Amenity (DCP Section 3.12.1)

– Plant and equipment locations are not clearly articulated. A plan showing the extent, type and outline of plant and equipment should be provided. Further, visual and acoustic screening must be provided, particularly given the outlook impacts from our property.

Communal Open Space (ADG Objective 3D-1)

– While rooftop open space is supported, the design should provide deeper soil profiles to support canopy trees, reduce heat-island effects, and improve shading. It is important that greater planting areas are provided rather than the proposal for extensive hard paving. Further, better understanding of how the roof space will be used should be indicated and the provision of a fixed shade structure required.

Operational Amenity (DCP Section 3.9)

– Roof garden hours should be restricted to 6am-10pm to protect residential amenity.

GFA Calculations (LEP Clause 4.4)

– The submitted GFA figures lack clarity and must be resubmitted with accurate, high-resolution plans that clearly identify included and excluded areas.

In summary, while additional housing supply is supported, the proposal in its current form fails to achieve the standard of design excellence required under the LEP and SEPP 65. A more skilful design could deliver the intended density while respecting neighbourhood character,

ensuring amenity for future residents, and protecting the reasonable expectations of existing neighbours.

I urge Council to work with the applicant to address these issues before determining the application and look forward to hearing from you regarding my concerns.

Best Regards,
Adam Haddow
21 Uther Street, Surry Hills

From: Nada Trochilas [REDACTED]
Sent on: Monday, September 15, 2025 7:54:19 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: D/2025/758 SUBMISSION - CONSIDERATION OF CANVA'S COMMUNAL ROOFTOP

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Monica Barone
Chief Executive Officer
City of Sydney Council
456 Kent Street
Sydney NSW 2000

Attention: Nick Reid – Specialist Planner, Planning Assessments

Dear Nick,

D/2025/758 SUBMISSION - CONSIDERATION OF CANVA'S COMMUNAL ROOFTOP OPERATIONS AT 110-120 KIPPAX STREET, SURRY HILLS

Thank you for providing Canva the opportunity to make a submission on D/2025/758, which is understood to relate to the construction of an 8-storey mixed-use development, comprising 35 residential dwellings located above a level of retail uses.

On behalf of Canva I would like to first express our support in principle for the proposed development which welcomes the delivery of additional housing within an accessible, inner-city location.

This submission seeks to draw Council's attention to Canva's operational rooftop at our current headquarters located at 110-120 Kippax Street, Surry Hills which is located opposite the site subject to D/2025/758 and D/2021/645.

Canva is an international company of 5,000 + people, with offices in Australia, New Zealand, United States, United Kingdom, China, Austria, Philippines and Czech Republic. Our headquarters has been based in Surry Hills for the last over 10 years and we are planning on expanding into 8-24 Kippax Street, noting the recently approved Amending Development Application D/2025/133.

Our office at 110-120 Kippax Street is subject to D/2019/78 which was originally approved on 1st February 2019 for the alterations and additions to the rooftop to include a new pergola, BBQ area/outdoor servery, landscaping and acoustic treatment. It also approved the operation of the rooftop terrace between 8:00am and 8:00pm on Monday to Friday inclusive, and further operation between 8:00pm and 10:00pm on Thursdays and Fridays on a trial period basis. The DA has since been modified on two (2) occasions, with the most recent modification (D/2019/78/B) extending the continuation of the trial period until 7 July 2028.

Our office is also subject to D/2021/645 which was originally approved on 15 September 2021 for the change of use of the ground level as a function centre and associated food and drink premises. Council approved the change of use on a trial period basis. The DA has since been modified on two (2) occasions, with the most recent modification (D/2021/645/B) extending the continuation of the trial period until 15 August 2030.

It is Canva's intention to seek a further extension in order to continue the rooftop operations and use of the ground level as a function centre once each of the individual trial periods expire.

Noting the above, it is requested that Council consider the continued operation of the rooftop and ground level function centre in the context of D/2019/78/B and D/2021/645/B as part of their assessment of D/2025/758 and in particular consider the implementation of appropriate noise attenuation measures in the design of the building to protect the amenity of future residents within the area.

The communal rooftop terrace and ground level function centre provide significant value to Canva's workplace and commercial offering who are a valued, long-standing tenant and owner of Surry Hills. As noted above, it is Canva's intention to re-apply for an extension to the rooftop trial period upon its expiry in July 2028 and for the ground level function centre in August 2030, and would like to ensure that the proximity of the proposed mixed-use development does not inhibit the continued operation of each of the areas at 110-120 Kippax Street.

Once again, we thank Council for the opportunity to provide a submission on D/2025/758 and look forward to seeing our comments be considered in the assessment and determination of the proposal.

Your sincerely

Nada

[REDACTED]

[REDACTED] *People*

I acknowledge the Traditional Owners and Custodians of the lands on which I live and work, the Gadigal People of the Eora Nation, and pay my respect to Elders past, present and future.



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