

Attachment D1

Submissions

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

Sent on: Thursday, February 12, 2026 9:12:29 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones

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I am a resident of Highgate and I have a couple of concerns about this development.

1 safety and congestion during construction as we will have to enter the car park from Jenkins st right next to the site. Our experience over the years has been that builders and tradespeople occupy the road and leave screws and nails and other hazards.

Despite what they say on the work method statements, these are often ignored so we would appreciate if there is regular inspections to ensure they are behaving.

2 A tall thin retrofit building will be risky from a construction point of view and so protection against a collapse and falling objects is essential. How will this be done?

3 The rooftop common area noise will be a problem if it is accessible late at night and people are having parties.

I like the idea of utilising the space and maximising the existing building to enhance the area but hopefully without the rest of us having to suffer.

Thanks for the opportunity to comment

Sent from my iPhone

From: Ann Vindin <[REDACTED]> on behalf of Ann Vindin <[REDACTED]> <Ann Vindin <[REDACTED]>
Sent on: Tuesday, February 17, 2026 9:48:00 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones

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I wish to strongly object to the above development application.

I suggest you visit the narrow access lane which will make it abundantly clear that such a large undertaking would be out of the question. Not only is it frequently blocked by various tradesmen entering the neighbouring apartments but the adjacent two buildings also use this lane for their underground parking. Should they consider seeking approval to use the laneway out of business hours, the noise to surrounding dwellers would preclude this as an option.

The addition of a glass topped common area, while visually appealing, would be totally impractical. The cost of cooling what will be , on a hot day, an unbearably hot enclosure would be prohibitive and , I believe, rarely used.

I do hope the council will reconsider this application.

From: Tony Castley <[REDACTED]> on behalf of Tony Castley <[REDACTED]> <Tony Castley <[REDACTED]>
Sent on: Thursday, February 19, 2026 1:40:29 PM
To: council@cityofsydney.nsw.gov.au; Paul Upham <[REDACTED]>
Subject: DA/2026/97

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,

In reference to the development application D/2026/97 for 125A Kent Street,

I would like to express concern about the potential disruption this may cause during the building process.

I suspect that much of the building access will be via Gas Lane and Jenkins Street, the latter being a very narrow street accessible from only one direction and already the access for several large apartment blocks , including our own Highgate.

In addition, we already have the huge development underway at 179 Kent Street, and again, much of the access for this demolition and building is via Gas Lane. Gas lane where it joins Kent street is already an awkward intersection, which is also a busy foot traffic crossing, and if both projects were to proceed at the same time, I believe this will create massive problems at this intersection.

Your faithfully

regards

James A (Tony) Castley OAM : JP
8 Tramway Rd
North Avoca NSW 2260
Australia
Ph [REDACTED]

From: Martin Crabb <[REDACTED]> on behalf of Martin Crabb
<[REDACTED]> <Martin Crabb <[REDACTED]>
Sent on: Friday, February 20, 2026 11:05:56 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones
Attachments: 125A Kent Street Objection 150226.docx (8.61 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.

Please see attached objection to the proposed development at 125A Kent Street.

Regards

Martin Crabb
Chief Investment Officer

ShawandPartners
Financial Services

Level 7, Chifley Tower, 2 Chifley Square Sydney NSW 2000 Australia

T: [REDACTED] | M: [REDACTED] | [REDACTED]

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required by law.



Number 6 Jenkins Street, 1901

125A Kent Street, Millers Point

Objection to Development

This proposal takes a site that is/was appropriate in its context of providing a commercial laboratory and access to developments at the rear of Highgate and The Bond commercial and apartment developments. It is land-locked with limited access and abuts the highest-level conservation zone available under NSW Law. The lack of access and setbacks make it inappropriate for a higher scale residential development. Many of these issues have been raised by Council in their pre-DA meetings with the applicant back in 2023 and have not been – and in fact many can't be – suitably addressed due to the limitations of the site.

The proposed development effectively “steals” amenity from the neighbouring heritage terraces and streetscape and provides a relatively low-amenity development to a handful of small apartments.

The application should be rejected.

Some of the key issues are:

1. The development is literally on the boundary of the Millers Point Conservation Area. It is applying the zoning of City of Sydney SP5 Metropolitan Centre which has a floor to space ratio of 7.5:1. The current building height control for this zone is 30m and the development plans 28m. This compares to the lower FSR within the R1 Residential conservation zone and a maximum building height of only 9m. Site Area 154.3m², proposed Gross Floor Area 540m², proposed Floor Space Ratio 3.49:1. It's visual impact on the heritage precinct is unacceptable.

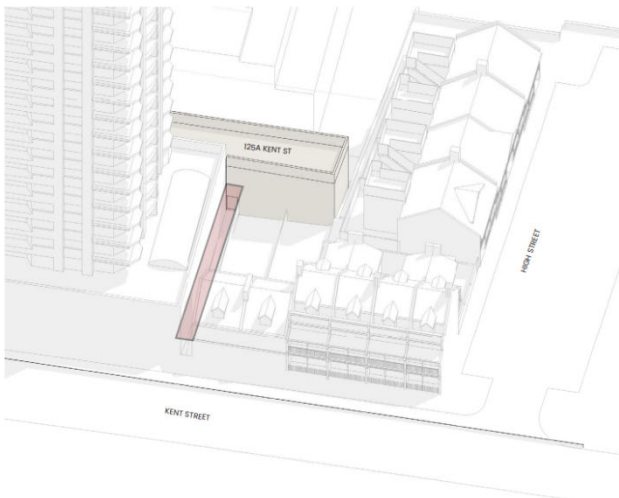
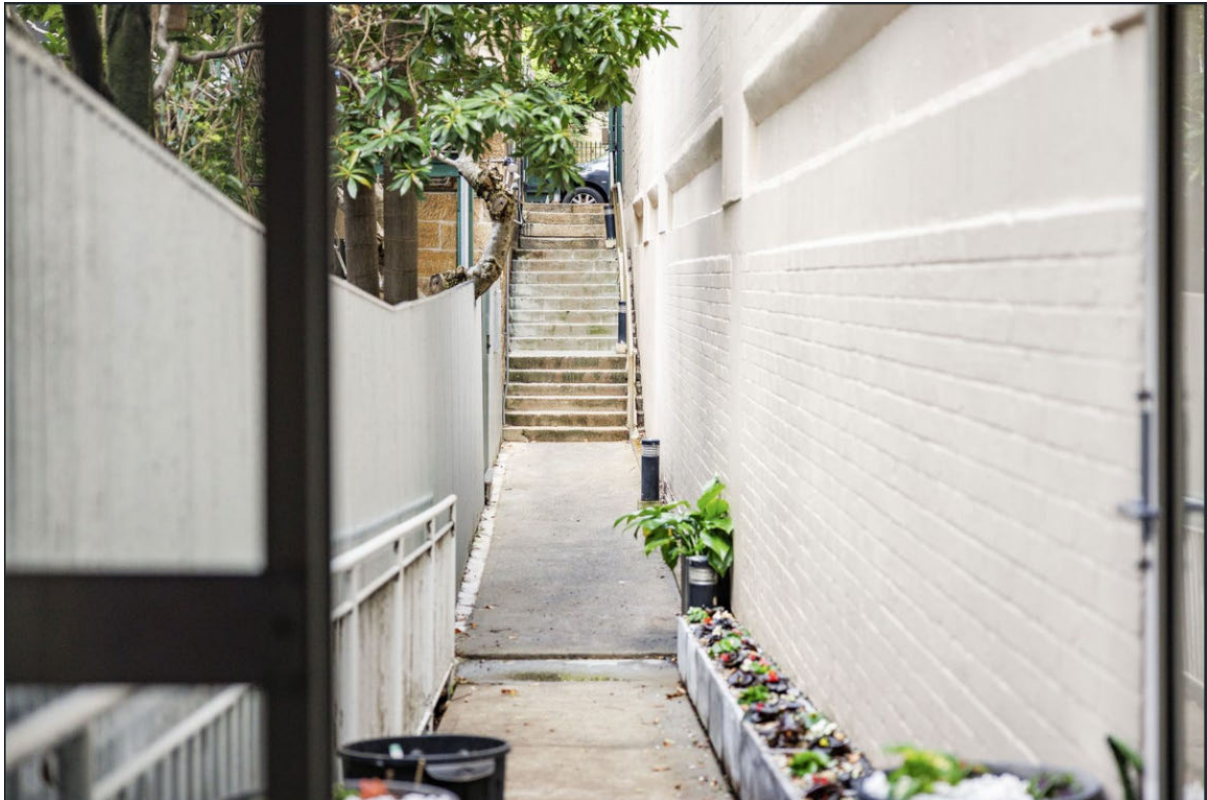
2. The current building is an adaptive re-use of the former ESSO laboratory building into a mixed showroom/commercial building which currently sits at the same roof line as the surrounding terraces in Kent and High Streets. The current building height does not exceed the RL of neighbouring heritage items in Kent Street and High Street.



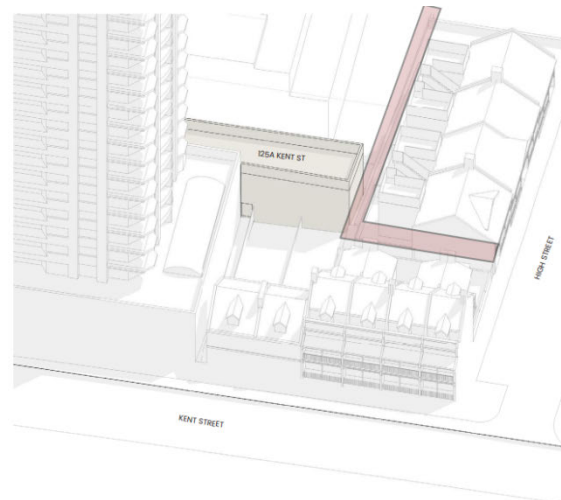
3. There is extremely limited and difficult access to the site, relying on a shared easements from (a 1.524m wide) 125 Kent Street, (with stairs) and High Street, and access from a cul-de-sac in Jenkins Street to the south. No vehicular access or parking is provided in the development application. Note that Jenkins Street is used for rear access and underground parking for adjacent high rise apartment buildings.



4. Easements being referenced are those of Kent Street and High Street terraces, many not provided for 125A Kent and are insufficient to meet the needs of the larger development.



Easements for access, light and air along Kent Street heritage dwelling



Easements for access, drainage, servicing and restriction on use, to rear of heritage dwellings fronting High Street

5. The development is non-compliant in the areas of:
 - a. 4.2.3.3 Internal common areas (corridors are too narrow)
 - b. 4.2.3.7 private open space and balconies (there are no balconies, and the public open space is a "hot box" on the roof (see image).
 - c. 4.2.3.8 Common open space (unpaved soft landscaped area must comprise a minimum of 5% of the total area of common open space (it does not. There is only the "hot box" on the roof and "communal terrace areas").

- d. 5.1.1.3 side and rear setback and building form separation. “Due to the... constrained nature of the site, achieving a 2m setback is not achievable for this project”

The “hot box”.

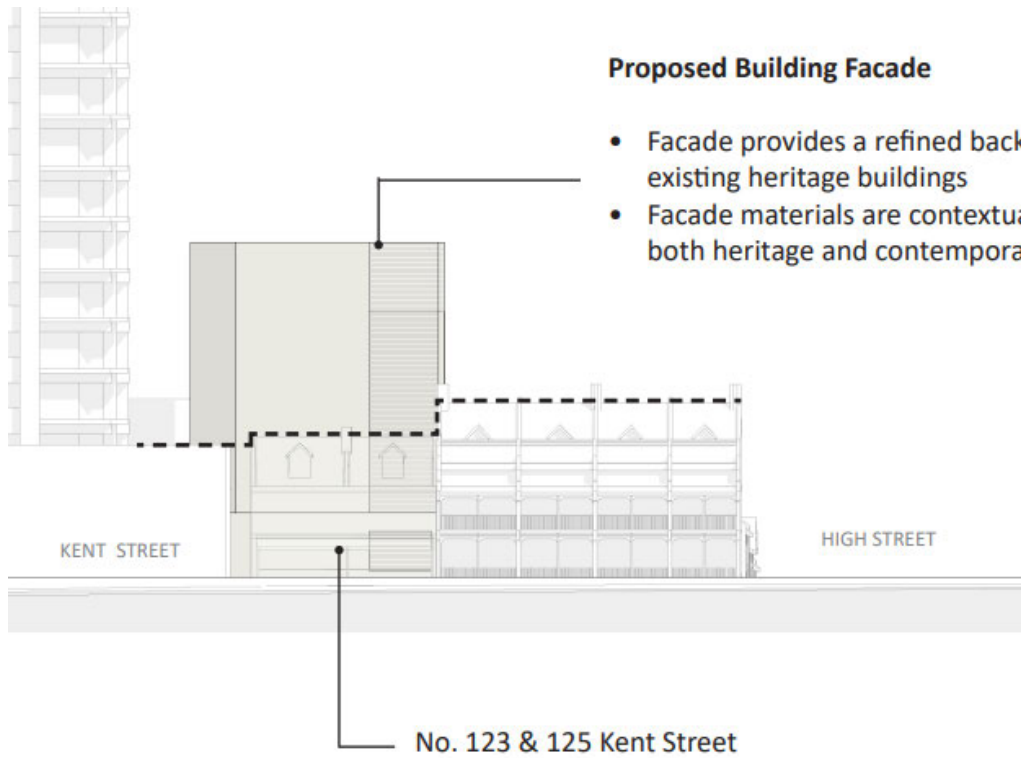


6. Heritage

The proposal states “*The SoHI (Statement of Heritage Impact) states that the proposed works are well-designed and adopt a clearly contemporary aesthetic that is similar to and in keeping with other contemporary buildings located within the setting of heritage items and conservation areas.*

*The proposed extension to the existing building is considered **minor** in comparison to existing height and scale of adjoining buildings. The proposal is set well behind the heritage items and will **comfortably** form part of the existing backdrop of much taller contemporary buildings.” (emphasis added).*

A visual assessment of the proposal clearly illustrates how out of place this development is in regard to the heritage terraces in Kent Street and High Street.





7. Overlooking/over shadowing of neighbouring properties.

Each of the adjacent terraces in High Street and Kent Street will be overlooked and overshadowed by the proposed development. Terraces typically have open spaces at the rear of the property to provide outdoor living space and privacy from the street scape. Given the large scale of the rooftop open space (the “hot box”), overlooking to adjoining properties will be severe.

Existing V Proposed view FROM backyard of 123 Kent Street looking west



Existing V Proposed view FROM elevated drying deck of 9 High Street Kent Street looking south.



Martin Crabb

83 Kent Street, Millers Point

From: Christine McCaffrey <[REDACTED]> on behalf of Christine McCaffrey
<[REDACTED]> <Christine McCaffrey <[REDACTED]>
Sent on: Friday, February 20, 2026 1:40:52 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones

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

I object to this proposal as it is totally inappropriate for the area.

The proposal fails to satisfy the objectives and key controls of Sydney LEP 2012 and Sydney DCP 2012, and does not comply with the intent of the NSW Apartment Design Guide in relation to solar access, visual privacy, building separation, overshadowing, and urban design quality.

I recommended that the application be refused or substantially redesigned, including reduced height and FSR, increased setbacks, façade articulation, and demonstrable compliance with ADG and DCP amenity criteria to ensure equitable outcomes for neighbouring properties and the broader city.

Regards

Christine

From: Michael Neary <[REDACTED]> on behalf of Michael Neary <[REDACTED]> <Michael Neary <[REDACTED]>
Sent on: Friday, February 20, 2026 2:12:23 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones

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I object to this gross over development of the site and it impact on residential amenity

Regards

Michael

Dr Michael Neary
[REDACTED]

From: Panos Kerasiotis <[REDACTED]> on behalf of Panos Kerasiotis <[REDACTED]> <Panos Kerasiotis <[REDACTED]>
Sent on: Friday, February 20, 2026 4:08:01 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission opposing DA D/2026/97 – 125A Kent Street

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 City of Sydney Assessment Team,

I am writing to lodge my formal objection to Development Application D/2026/97 for the proposed five-level construction and extension at 125A Kent Street.

I am a resident of Highgate and I am extremely concerned about the scale and impact of this development on the existing building and its residents. The proposal represents a significant overdevelopment of the site and will result in serious and lasting negative impacts.

In particular, I am concerned about:

- Loss of amenity for existing apartments, especially lower-level units, through overshadowing, loss of natural light, and reduced privacy.
- Increased noise, vibration, and disruption during a lengthy construction period.
- Interference with access to the Jenkins Street garages, creating safety risks and daily inconvenience for residents.
- Increased traffic, congestion, and safety issues along Jenkins Street, which is already heavily constrained.
- The cumulative impact on the character, scale, and liveability of the Highgate complex.

Highgate residents purchased their homes with the reasonable expectation that the current built form and amenity would be protected. This proposal undermines that expectation and would materially diminish the quality of life for many residents.

For these reasons, I strongly request that the City of Sydney refuse this application.

Thank you for considering my submission.

Kind regards,

Panos

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

<[REDACTED]> <Eve Crestani <[REDACTED]>

Sent on: Friday, February 20, 2026 4:43:10 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: [REDACTED]

Subject: Objection to DA D/2026/97 - 125A Kent Street, Millers Point

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 write to formally object to Development Application D/2026/97 concerning 125A Kent Street.

The proposal to substantially expand the existing building through a five-level addition represents an excessive intensification of a constrained inner-city site. In my view, the height, scale and bulk of the extension are out of keeping with the surrounding built form and the established character of Kent Street and its immediate context.

A development of this magnitude, constructed hard to the site boundaries, will impose directly on adjoining properties. The absence of meaningful setbacks or separation distances will result in unacceptable overlooking and loss of privacy for neighbouring apartments. The proximity of new habitable rooms and communal rooftop areas to existing dwellings will materially diminish residential amenity.

Overshadowing is another significant concern. The proposal is likely to reduce sunlight access to neighbouring apartments and shared spaces, particularly during winter months when solar access is most critical. This outcome is inconsistent with the planning framework's clear intent to safeguard reasonable daylight and amenity for surrounding residents.

The design response also appears inconsistent with the objectives of the Sydney LEP 2012 and the Apartment Building Design Guide. The scale of development, limited building separation, and reliance on a dominant glazed façade do not demonstrate a context-sensitive or high-quality design outcome. Rather than integrating respectfully with adjacent heritage buildings and the established streetscape, the proposed form would visually dominate and erode the character of the area.

I am also concerned about the impact on the public domain and local residents during and after construction. Increased traffic movements, service access, and construction activity via Jenkins Street will adversely affect access, safety and daily living conditions. Longer term, intensified use of the site will increase noise, traffic and general activity in what is already a constrained and sensitive locality.

In summary, the proposal prioritises development yield over compatibility with its context and the protection of neighbouring amenity. It fails to achieve an appropriate balance between redevelopment and preservation of the character, heritage setting and liveability of the area.

For these reasons, I respectfully request that Development Application D/2026/97 be refused, or at minimum substantially redesigned to reduce height and bulk, provide appropriate setbacks and separation, and ensure genuine compliance with the applicable planning controls.

Yours faithfully,

Eve Crestani
Owner,
2201/ 127 Kent Street,
Millers Point. 2000.

From: Michaela Watson <[REDACTED]> on behalf of Michaela Watson
<[REDACTED]> <Michaela.Watson@[REDACTED]>

Sent on: Friday, February 20, 2026 4:43:17 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Opposition to development proposal D/2026/97 – 125A Kent Street [SEC=UNOFFICIAL]

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UNOFFICIAL

Good afternoon

Development proposal D/2026/97 – 125A Kent Street

I am writing to oppose this development application.

- The building being proposed is far too big for the small site. Its size and scale and bulk don't match the surrounding area and would end up overpowering the neighbouring buildings.
- The plans also show the structure built right up against the boundaries, leaving no breathing room between buildings.
- The new structure would create a lot of overshadowing, especially in winter, and this would reduce sunlight for nearby apartments.
- The lack of separation between buildings would also cause overlooking and loss of privacy for neighbours.

The overall design, especially the large glass front, does not blend with the existing buildings.

Kind regards

Michaela Watson

2308/127 Kent St
Millers Point NSW 2000

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UNOFFICIAL

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

Sent on: Friday, February 20, 2026 4:46:21 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to DA D/2026/97 – 125A Kent Street

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 City of Sydney,

We are residents of Highgate, 127 Kent Street (Apartment 2409), and we write to formally object to Development Application D/2026/97.

The proposal represents serious overdevelopment of a confined site, with excessive height and bulk that are inconsistent with the established character of the area. The boundary-to-boundary construction, without meaningful setbacks, is inappropriate for this inner-city location and will dominate adjoining buildings. The design fails to meet the objectives of the Sydney LEP 2012, particularly in relation to protecting neighbouring amenity and delivering high-quality, context-sensitive design outcomes. It also appears inconsistent with the Apartment Design Guide requirements for privacy distances, natural ventilation and private open space. The monolithic glass façade, with limited articulation, would create a stark and reflective structure that is out of character with the surrounding built form and heritage streetscape. The design raises legitimate concerns regarding glare, heat reflection and potential wind tunnelling, reducing pedestrian comfort and safety.

I also note that aspects of the architect's Design Statement appear misleading in relation to context, scale, privacy and amenity, as these claims do not align with the practical design outcomes. The proposal appears focused on maximising yield rather than achieving design excellence or genuine compliance with DCP and ADG objectives. As a resident who uses Jenkins Lane daily to walk to the office, I am concerned that construction activity and additional traffic movements will exacerbate existing congestion and reduce pedestrian safety in what is already a constrained access point.

Overall, the development would unacceptably harm neighbouring amenity, heritage character and public domain conditions. I respectfully request that the application be refused or substantially redesigned to reduce height and increase setbacks.

Yours sincerely,

Namitha Prakash & Sandeep Pillay

Apartment 2409

Highgate, 127 Kent Street

From: Des Monaghan <[REDACTED]> on behalf of Des Monaghan <[REDACTED]> <Des Monaghan <[REDACTED]>
Sent on: Friday, February 20, 2026 5:33:38 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: 125a Kent St, Millers Point.

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.

We wish to lodge the strongest possible objection to the ill conceived and inappropriate over development 125a Kent St.
The submission contemplates a building that is overlarge for the site ,overlooks a number of Highgate Apartments and greatly impedes access to Jenkins Lane which is already often blocked with service and or delivery vehicles.
All in all an unrealistic plan which in effect try's to “ squeeze a quart into a pint bottle”.

Yours faithfully,
Ros and Des Monaghan, Highgate owner residents.
Sent from my iPad

From: <[redacted]>
Sent on: Friday, February 20, 2026 5:42:34 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones

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20 02.2026

Monica Barone PSM
The Chief Executive Officer
City of Sydney Council

Dear Madam,

I strongly object to Development Application D/2026/97.

Specifically, I refer to the document titled “125A Kent Street, Millers Point – Development Application Architectural Drawings” (available at: City of Sydney ePlanning portal <https://eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!Z%2bzK5zLsArCCZ2HwMFzWzz2bzmqkPxtTSZTEFQ%3d%3dGc8EHufl.wP8%3d&ext=PDF&filesize=12320604&modified=2026-01-19T01:27:16Z>)

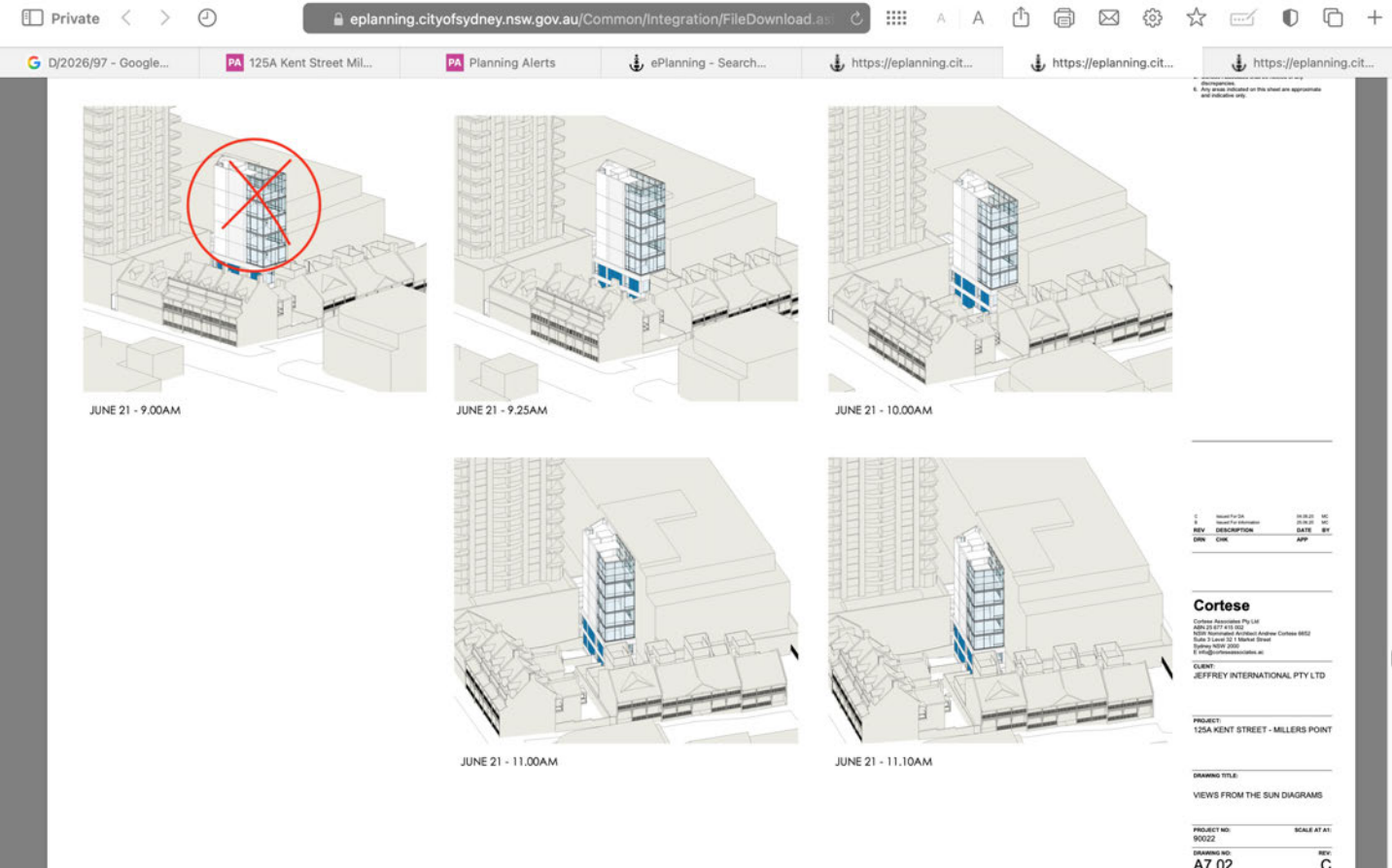
It is clear from the attached marked excerpts that the height of the proposed development above the existing building at 125A Kent Street is entirely unacceptable. The proposal not only interferes directly with the Highgate Apartments but also exceeds the height of The Bond Building at 30 Hickson Road, in direct violation of the Barangaroo design envelope.

Accordingly, levels 3 through 7 of the proposed development should be removed.

Furthermore, the proposal represents boundary-to-boundary overdevelopment without adequate separation and should be significantly reduced in all directions.

Yours faithfully,

George B.
Owner at
127 Kent Street
Millers Point NSW 2000



From: Weng Leong <[REDACTED]> on behalf of Weng Leong <[REDACTED]> <Weng Leong <[REDACTED]>
Sent on: Friday, February 20, 2026 7:45:58 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Development Application D/2026/97

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 CEO and Planning Department of City of Sydney,

I am writing as an owner of the Highgate building at 127 Kent Street to formally lodge my opposition to the proposed development at 125A Kent Street (DA D/2026/97).

While I understand the concept of adaptive reuse, the proposed five-level construction is a significant overdevelopment of such a constrained site. My primary concerns regarding this application are as follows:

Impact on Living Amenity and Privacy

The plan for boundary-to-boundary construction without appropriate setbacks is highly concerning. The lack of separation will result in a severe loss of privacy for those of us in the lower levels of Highgate, as the new windows will look directly into existing living spaces.

Overshadowing

The height and bulk of the proposed tower will block essential sunlight, particularly during the winter months, overshadowing our apartments and outdoor areas well beyond what should be considered acceptable for this neighbourhood.

Heritage and Aesthetic Incompatibility

The "monolithic glass" design is completely at odds with the historic character of Kent Street. Rather than complementing the adjacent heritage buildings, this design would visually overwhelm them.

Access and Traffic Issues

I am very worried about the impact on Jenkins Street. The construction phase will likely make accessing our garages impossible, and the long-term increase in traffic and noise on such a narrow street is unsustainable.

Failure to Meet Standards

The proposal falls short of the Apartment Design Guide (ADG) requirements regarding natural ventilation and privacy distances, suggesting that the project prioritizes the number of units over quality design and community impact.

I ask that the City of Sydney to kindly refuse this application in its current form and require a full redesign that respects the scale, heritage, and privacy of the surrounding residents.

Could you please keep me informed at this email address?

With thanks and kind regards,

Stephen Leong

From: Roger Hemingway <[REDACTED]> on behalf of Roger Hemingway
<[REDACTED]> <Roger.Hemingway@[REDACTED]>

Sent on: Friday, February 20, 2026 9:25:14 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones

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Dear Planning Minister

I wish to lodge objection to the above DA Application.

The proposed development is simply too large in scale and concept for the site .

It should be scaled back to a more acceptable design, perhaps 5 stories with increased setbacks and more favourable FSR.

Roger Hemingway
73 Kent Street
Millers Point 2000

From: cathy xie <[REDACTED]> on behalf of cathy xie <[REDACTED]> <cathy xie <[REDACTED]>
Sent on: Friday, February 20, 2026 10:23:17 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: 125A Kent St, Millers Point

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 development at 125A Kent Street, Millers Point.

My objection is based on the following concerns:

1. Inadequate Site Size and Overdevelopment

The subject site is extremely limited in size and physical capacity. The proposal to expand the existing single apartment into five apartments plus additional business space represents a clear overdevelopment of the site. The physical constraints of the property simply do not support such density, and the scale of the proposal appears incompatible with the limited footprint and surrounding built environment.

2. Lack of Parking and Ongoing Illegal Parking Issues

The property currently has no on-site parking provision. Despite this, the current owner has been using Jenkins Street for parking, despite clear “No Parking” and “No Stopping” signage along various parts of the street.

Jenkins Street is already a sensitive access point, as several Kent Street properties rely on it for garage access. There have been multiple confrontations and ongoing tensions since the current owner purchased the property due to obstruction and illegal parking behaviour.

We are seriously concerned about how the applicant intends to address parking demand if the development increases from one dwelling to five apartments plus business use. An increase in residents and commercial activity will inevitably increase vehicle numbers. Without dedicated parking provision, this will further exacerbate congestion, illegal parking, access blockages, and conflict among residents.

The cumulative impact on neighbouring properties, particularly those requiring access via Jenkins Street, has not been adequately addressed.

3. Unsuitable Location and Physical Constraints

The building occupies a highly constrained and unusual position in a narrow area between the rear of a 28-storey building and a rocky cliff face. This creates a confined and restrictive environment that is not appropriate for accommodating multiple additional residents.

Given these physical limitations, the site is fundamentally unsuitable for the level of residential density and mixed-use intensity proposed.

Conclusion

For the reasons outlined above — overdevelopment of a constrained site, absence of parking provision, ongoing illegal parking impacts, and the unsuitable physical context — I respectfully request that this development application be refused.

Thank you for considering this submission

Regards
Cathy Xie
Resident of 127 Kent street, Millers Point

From: Peter Coates <[REDACTED]> on behalf of Peter Coates <[REDACTED]> <Peter Coates <[REDACTED]>
Sent on: Saturday, February 21, 2026 10:38:53 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Kathleen Coates <[REDACTED]>
Subject: 125A Kent St. Millers Point. NSW. 2000 Reference Number D/2026/97

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 Bill MacKay. Manager Planning Assessments.

Dear Bill.

I strongly object to the proposed development at 125A Kent St. Millers Point.

This development will seriously impact the residents in our building. It is a massive over development of a confined site and totally inconsistent with the character of the area. It will seriously restrict sunlight to nearby apartments and will visually overwhelm adjacent heritage building eroding the historic Kent Street style.

It would appear that this design fails the objective of the Sydney LEP2012 by disregarding the need to protect the amenity of neighbouring properties.

Parking and building access via Jenkins Lane would also appear to have been ignored. There is no doubt that residents of this proposed building would have to park temporarily in Jenkins Lane in order to drop off goods and supplies. This is over and above the massive Jenkins Lane impact during construction.

Overall, the project would harm neighbouring amenity and heritage character. It should be refused.

Regards.

Peter Coates AO
Highgate Resident.

From: Alex Mackey <[REDACTED]> on behalf of Alex Mackey
<[REDACTED]> <Alex Mackey <[REDACTED]>
Sent on: Saturday, February 21, 2026 11:06:46 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/97 opposing submission
Attachments: D202697 objection.docx (18.36 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 word document. This document is a submission expressing major concerns regarding DA D/2006/97.

Kind Regards,
Alex Mackey

20 Farnell St, Hunters Hill NSW 2110

[REDACTED] 1

Dr Alex Mackey
20 Farnell St,
Hunters Hill NSW 2110



20 Feb 2026,

To:

CEO

City of Sydney

GPO Box 1591

Sydney NSW 2001

RE:

Objection to Development Application D/2026/97

125A Kent Street

Millers Point NSW 2000

Dear City of Sydney Council,

I write to you to wholeheartedly request that the DA submission D/2026/97 is rejected. I formally object to the alterations outlined to reuse the existing 3 storey building and construct a new 4 part 5 storey extension.

I am the **owner of Unit 602/127** Kent Street in the adjacent 'HighGate' building and have been since I purchased the property in 2009. It is a lovely unit that I have lived in on and off for many years. It is a unit that I love and is close to my heart – I hope to see my children live in this unit at some stage in the future. **This unit is on the northwest corner of 6th floor of the HighGate and is likely the most significantly impacted unit in this DA.**

I have many concerns about this proposal that specifically are related to my unit. To simplify in point form:

- The proposed development will significantly impact on my westerly and northwesterly views. I currently have views of the harbor, and this development will block most of this.
- There will be significant impacts to my westerly and northwesterly sunshine. I love the westerly sunshine that I currently receive, and the shadows created by this extension will completely impact on this.

- The proposed development is very close to my unit and my outdoor verandah. The privacy concerns and feeling of confinement it will create will impact on the units sense of space. I am very concerned about impact it will have on my privacy.
- There will be noise from the development occupiers and building services that will be heard from my unit impacting on living conditions.
- The above points will significantly impact on the valuation of my property. This will have a significant impact on my financial and psychological well-being.

Speaking for myself and other residences of the Highgate building and other impacted residential buildings in the area.

- This is an overdevelopment of a site with little access that will impact all other occupants in the area. Just because it is a car-free development does not mean that there won't be traffic implications. Jenkins St is essentially one way. Services, removalists, waste, maintenance vehicles etc. will need to use this. There is no turning circle, and this will make Jenkins Street unusable at times for cars trying to enter and exit the Highgate and adjacent buildings.
- This development is an attempt for the developer to maximize profit rather than take in the surrounding architecture and complement the historic Kent Street and adjacent heritage buildings. The proposal supports profits over the local residents of Sydney.

Thank you for giving me an opportunity to express my concerns. This development should not be supported. It will significantly impact on myself and other local communities as well as degrade the adjacent architecture and heritage buildings. There are also significant safety concerns with regards to access. The overshadowing, overdevelopment and lack of building separation is unacceptable.

Kind Regards,

Alex Mackey

From: John Houston <[REDACTED]> on behalf of John Houston <[REDACTED]> <John Houston
<[REDACTED]>
Sent on: Saturday, February 21, 2026 11:23:26 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Chris Finn <[REDACTED]> Grant Ure <[REDACTED]> Jenny
Turner <[REDACTED]> Franny Houston <[REDACTED]> John
Houston <[REDACTED]>
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones

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.

We hereby object to this development at 125A Kent Street Millers Point.

I am a resident of The Bond apartments which backs on to Jenkins Street the amenity of which will be severely impacted by the proposed development.

I also note that this development adds 5 stories to an existing 3 story height building as a “boundary to boundary” development in a State Heritage Listed area where the history of Sydney is represented by the terraces in Kent and High Streets.

The issues, apart from the traffic impact in Jenkins Street, are:

- overshadowing
- solar access
- no building separation
- bulk and scale

This proposed development represents unacceptable over development of a compact inner-city site.

John Houston

From: Jane MacKinnon <[REDACTED]> on behalf of Jane MacKinnon <[REDACTED]> <Jane MacKinnon <[REDACTED]>
Sent on: Saturday, February 21, 2026 2:24:26 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection re development D/2026/97

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 Councillors

I strongly object to the DA - reference D/2026/97 -

"Adaptive reuse of existing 3 storey building and construct a new 4 part 5 storey extension to the northern extent of the site and use as a residential flat building containing a total of 5 apartments with roof top communal open space"

As an owner of an apartment in 127 Kent St, Millers Point/Sydney, I object on the following grounds

a.

The design **fails the objectives of the Sydney LEP 2012**. It disregards the need to protect the amenity of neighbouring/surrounding properties and achieve high-quality, context-sensitive design.

b.

The proposal certainly does **not meet the Apartment Design Guide (ADG)** requirements for privacy distances, natural ventilation, or private open space.

c.

The tower will cause **significant overshadowing**, particularly during winter, thus reducing the sunlight to nearby apartments and outdoor areas well beyond acceptable limits.

d.

The **monolithic glass façade** and lack of articulation will produce a stark, reflective appearance that is inconsistent with surrounding built form.

e.

The development would **visually overwhelm adjacent, and most important and significant heritage buildings** and erode the historic Kent Street streetscape, which no doubt the Council would wish to protect.

f.

The glass tower design raises serious **concerns about glare, heat and sun reflection, and wind tunnelling**, making the street less comfortable and safe for pedestrians. The latter is regularly used and enjoyed by many.

I do hope the Council will consider seriously these concerns and take appropriate action and reject the DA outright or quite rightly propose changes which are in keeping with this area and the Council's own regulations

Thank you for your time

Sincerely

Jane Lee

(owner Lot 52/Apartment 1007 127 Kent St, Sydney/Millers Point)

From: Gary McPherson <[REDACTED]> on behalf of Gary McPherson <[REDACTED]> <Gary McPherson <[REDACTED]>
Sent on: Saturday, February 21, 2026 3:20:46 PM
To: dasubmissions@cityofsydney.nsw.gov.au; Ros Mc <[REDACTED]>
Subject: D/2026/97 125A Kent Street Development Proposal
Attachments: Council Submission McPherson.docx (85.59 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 colleagues,

See attached my submission re D/2026/97 125A Kent Street Development Proposal

Roslyn McPherson
Unit 703, 127 Kent Street, Millers Point
Phone [REDACTED]
Email: [REDACTED]

**To: The General Manager, City of Sydney Council
GPO Box 1591 Sydney NSW 2001**

Subject: Objection to Development Application – Proposed 5 apartments with rooftop communal open space at 125A Kent Street, Millers Point NSW 2000

February 21, 2026

Dear General Manager,

I would like to formally object to the Development Application for:

“Adaptive reuse of existing 3-storey building and construction of a new 4-part 5-storey extension to the northern extent of the site and use as a residential flat building containing a total of 5 apartments with rooftop communal open space.”

Strict heritage controls apply to the development area which is within the Millers Point Conservation Area. In my view, the proposal is fundamentally at odds with these controls and should not be supported in its current form.

1. Inconsistency with Heritage and Conservation Area objectives

In the heritage area of Millers Point, continuous rows of terraces, their rear wings, and the low, consistent roofscape are central to the heritage significance. Council’s heritage analysis for Millers Point acknowledges that roof alterations and additional storeys visible from the public domain can substantially diminish the significance of the area.

While the planning framework anticipates limited roof alterations in conservation areas, these are clearly intended to be minor in scale, subordinate, and consistent with established forms. By contrast, the current proposal introduces a full additional rooftop level above an already tall three-storey warehouse. This would materially alter the historic roofline and the way the building presents to the street and wider precinct. In my opinion, the scheme is inconsistent with the purpose and intent of Section 4.1.5 (Roof alterations and additions) of the DCP and the broader heritage and conservation objectives that apply to Millers Point. Rather than a carefully controlled, low-impact modification, it constitutes a substantial and visually dominant new built form.

2. Excessive height, bulk, and visual prominence

The development seeks to increase height and bulk above the existing roof of a multi-storey warehouse in a context where the prevailing skyline is deliberately low, and roof forms are modest and cohesive. The rooftop structure would:

- Not provide a respectful height transition to the adjoining heritage-listed terraces at 123–125 Kent Street and the surrounding terrace streetscape.

- Introduce excessive visual mass that conflicts with the fine-grain, traditional roof profiles characteristic of Millers Point.
- Be clearly visible from different points along Kent Street and surrounding streets and laneways, drawing the eye away from original heritage roofs.

Consider that Sydney LEP 2012 and associated planning work for Millers Point stress the importance that building heights must be in harmony with heritage and conservation sites, including by providing suitable transitions and protecting important views. The additional storeys proposed on this site run counter to those aims.

3. Undesirable effects on public views, roofscape, streetscape

The building at 125A Kent Street is already a tall, detached structure within a heritage setting of high significance. A conspicuous rooftop level will:

- Interrupt valued public views across and around Millers Point, where the layered pattern of heritage terraces, restrained roof forms and natural topography are important elements.
- Create contemporary elements – including extensive glazing, balustrades and rooftop services – that would read as an intrusive “bolt-on” addition, visually detached from the original building form.
- Contribute to diminishing the continuity of the roofscape that Council’s heritage studies identify as fundamental to Millers Point’s intactness and special character.

The Millers Point and Dawes Point Village Precinct design guidelines state that new development must not disrupt the established roofscape and that roof additions must be tightly controlled to preserve heritage values and key views. The proposed rooftop structure in question does not meet the required standards.

4. Accumulated intensification and undesirable precedent

The warehouse at 125A Kent Street already represents a substantial built form within the conservation area. Increasing its height and bulk would:

- Contribute to cumulative building mass in a precinct where Council’s own reporting notes that existing FSR and height controls can already allow more development than is compatible with conservation outcomes.
- Set an undesirable precedent for similar rooftop extensions on other buildings within Millers Point. If replicated, such additions would incrementally dismantle the largely intact roofscape and heritage character that current controls are intended to safeguard.

Planning documents for Millers Point – both statutory and advisory – make clear that while change will occur, it must be rigorously managed so that the area’s overarching heritage significance is not undermined. A prominent, visible rooftop extension of the type proposed is inconsistent with that approach.

5. Privacy, overlooking, overshadowing and amenity impacts

Rooftop and upper-level additions generally incorporate outdoor terraces, larger glazing areas, and expanded habitable spaces. On a tall building within a compact heritage neighbourhood, this raises significant concerns about privacy and amenity. In this context, elevated new spaces can:

- Directly overlook the private backyards, balconies, and internal rooms of neighbouring dwellings. I am particularly concerned that the proposed increase in height and mass will significantly obstruct existing outlooks from lower levels of Highgate and contribute to a sense of visual crowding , overshadowing and enclosure.
- The very close proximity of the building at 125A Kent to the Highgate Building and surrounding terraces demands a sensitive approach to any structural changes.
- Increase noise and activity at roof level, adversely affecting the acoustic environment of nearby residents.

Council’s DCP seeks to ensure that new development maintains reasonable privacy and does not cause unacceptable impacts on the amenity of adjoining properties, particularly in relation to overlooking and noise. Converting the roof into an occupied level with communal open space on this site makes it highly unlikely that those objectives can be satisfied.

6. Loss of Space & Outlook.

Residents of Millers Point are already experiencing substantial change due to the very tall towers at Barangaroo and the further development to come. These projects are altering outlooks, reducing harbour views, and changing the setting of this important historic precinct. Allowing additional encroachment on existing buildings and views – especially via a discretionary rooftop extension within a conservation area – would further diminish residential amenity and erode the qualities that make Millers Point an attractive and distinctive place to live.

.....

Requested outcome

For the reasons outlined above, I submit that the proposal for 5 apartments with rooftop communal open space at 125A Kent Street is inconsistent with the heritage,

character, visual, and amenity objectives applying to the Millers Point Conservation Area. On this basis, the application should not be approved in its present form.

I respectfully request that Council:

- Refuse consent to the proposal for 5 apartments with rooftop communal open space as currently designed: or, failing that
- Require a fundamental redesign so that the perceived height and bulk of the existing building are not increased, and so that the heritage significance, roofscape, privacy, and amenity of the surrounding area are clearly protected in accordance with the LEP, DCP, and the Millers Point design guidelines.

Thank you for considering this submission.

Yours faithfully,



Roslyn McPherson
Highgate Building
703/127 Kent St 703/127 Kent St, Millers Point NSW 2000

Email: 

Phone: 

Date: 21 February, 2026

From: Nishit Vithlani <[REDACTED]> on behalf of Nishit Vithlani <[REDACTED]> <Nishit Vithlani <[REDACTED]>
Sent on: Saturday, February 21, 2026 9:31:08 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to development ref: D/2026/97

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

As am owner of a Unit at 127 Kent Street aka Highgate, I am writing to object to the above referenced application which is the least aesthetic and most out of character with the architecture and community in the immediate vicinity of the subject site.

We urge you to refuse this application due to the following reasons:

- * The Design Statement in the application has a narrative that is not borne out by facts of the proposed design including matters like privacy, amenity, and density. The proposed design detail is clearly disrespectful of these matters.
- * The design does not meet the objectives of the Sydney LEP 2012 which stipulates the need to protect the amenity of neighbouring properties and achieve highquality, context-sensitive design
- * The proposal violates the Apartment Design Guide (ADG) Which require respect for privacy distances and private open spaces as well as the need for natural ventilation
- * The development would impair sunlight and privacy of nearby apartments by overlooking into neighbours
- * The proposal if approved would lead to a significant overdevelopment of a relatively small constrained site,
- * The proposed height and density violate the aesthetics and character of the surroundings and would stick out like a sore thumb
- * The proposed reflective glass structure is ugly, does not respect the character of the vicinity and would detract from the history and heritage of the existing buildings on Kent Street
- * The sole objective of the proposed design is over capitalisation in defiance of the objectives of the DCP and ADG.

We request you to refuse this application.

Thanks,

Nishit Vithlani and Shruti Vithlani

From: Yuxuan Ellen Ding <[REDACTED]> on behalf of Yuxuan Ellen Ding
<[REDACTED]> <Yuxuan Ellen Ding <[REDACTED]>
Sent on: Sunday, February 22, 2026 12:55:49 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: OBJECTION to Development Application D/2026/97

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 a low-level resident of Highgate, living approximately 15 metres from the proposed development site. I am writing to formally object to application D/2026/97.

My concerns are threefold:

1. Existing impacts are already significant -

The current building has a rooftop open space. From my home, I can clearly see people working there every day. When I open my windows, I can hear their conversations. This is the reality today.

2. The proposal will make everything **UNACCEPTABLE** - Adding a taller building with a rooftop terrace just 15 metres away will escalate this situation. My privacy will be completely lost, and the noise will become unbearable for every low-level resident.

3. Construction phase will harm our residents' wellbeing - Months of construction so close to our homes will bring constant noise and dust. Many middle-aged and elderly residents live here. We CANNOT be expected to keep our windows sealed and live in darkness during this period.

This development simply does not respect the rights of those already living here. **I urge you to REFUSE this application.**

Yours faithfully,
Ellen Ding
Get [Outlook for iOS](#)

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

Sent on: Sunday, February 22, 2026 11:00:18 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: 125A Kent St Millers Point

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 find the consideration of this project seriously flawed.

It represents serious overdevelopment of the confined site which will adversely affect surrounding communities in many respects. Seems to be no meaningful building separation which will result in severe loss of privacy for surrounding apartments.

Traffic in the narrow Jenkins Street will become unwieldy and create significant congestion.

There are many more issues involved and I would be grateful to have some explanation from Council as to how this project can be contemplated - it seems completely out of order in so many aspects.

I would also suggest that the date for submissions be extended. It's a major issue to the surrounding community and I feel allows little time for full discussions.

Jennifer Abraham
Highgate
2102/127 Kent St
Millers Point. 2000

Sent from my iPhone

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

<[REDACTED]> <Yasmina <[REDACTED]>

Sent on: Sunday, February 22, 2026 11:29:58 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/97 - objection to proposal for 125A Kent Street Development Proposal

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'd like to **object** to D/2026/97 – to the adaptive reuse proposal lodged for 125A Kent Street.

The proposal states it is to reuse the existing 3 storey building and construct a new 4 part 5 storey extension to the northern extent of the site and use as a residential flat building containing a total of 5 apartments with roof top communal open space.

Under Sydney LEP 2012, Clause 4.3 (Height of Buildings) and Clause 4.4 (Floor Space Ratio) seeks to establish maximum height and FSR controls intended to ensure development intensity is appropriate for site constraints, infrastructure capacity, and surrounding context.

While the proposal may technically seek to meet numerical height and FSR controls, it fails to satisfy the LEP objectives of:

- Ensuring building height and bulk are consistent with the desired future character of the area;
- Minimising adverse impacts on the amenity of adjoining properties;
- Achieving high-quality urban design outcomes.

The boundary-to-boundary tower form, lack of upper-level setbacks, and monolithic glazing result in an **over-scaled and visually dominant building envelope** that undermines these objectives.

Kind Regards,

Yasmina Bonnet
58 Argyle Place
Millers Point NSW 2000

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

<[REDACTED]> <Melissa Melvin <[REDACTED]>

Sent on: Monday, February 23, 2026 10:01:34 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/97

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

Am writing to disapprove of this Application.

We live in the building next door and it would be extremely noisy and inconvenient. The building two doors down from ours is currently getting knocked down and rebuilt and the building opposite is also getting built. All these renovations are extremely disruptive to all of the surrounding residents.

The carpark on Jensen Street will be extremely inconvenienced with access to the carpark and having no building separation will be extremely close for noise and privacy between the buildings. If a roof access is given for this building it will also cause extra noise given the close proximity and will cause lack of privacy. It will also cause light being blocked into our building.

The building on Kent Street is very historic and should remain that way. A modern building would look out of place.

Thank You

Cyber fraud warning

There has been an increase in the number and sophistication of criminal cyber fraud attempts. Please telephone your contact person at McCullough Robertson (on a separately verified number) if you are concerned about the authenticity of any communication you receive from us. It is especially important that you do so to verify details recorded in any electronic communication (text or email) from us requesting that you pay, transfer or deposit money. This includes our bank account details, as recorded in the first of our tax invoices you receive. Note that we will never contact you by electronic communication alone to tell you of a change to our payment details.

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From: BLUE sky <[REDACTED]> on behalf of BLUE sky <[REDACTED]> <BLUE sky
<[REDACTED]>
Sent on: Saturday, February 21, 2026 1:11:03 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: 125A Kent Street Development Proposal; D/2026/97

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 CEO and staff,

Hope you are well.

I am writing to formally express my serious concerns regarding the 125A Kent Street Development Proposal (D/2026/97), which seeks approval for adding a 5-level construction at Highgate's north east corner.

In my view, the proposal constitutes an excessive overdevelopment of a constrained site. The scale, height, and bulk are out of keeping with the established character of the surrounding area and fail to respond appropriately to its context.

The design does not satisfy the objectives of the Sydney LEP 2012, particularly in relation to protecting the amenity of neighbouring properties and delivering high-quality, context-sensitive development. The proposed tower would result in significant overshadowing, especially during winter months, substantially reducing sunlight access to nearby apartments and communal outdoor spaces beyond reasonable limits.

In addition, the proposal provides inadequate building separation, leading to direct overlooking into adjacent dwellings and a serious loss of privacy. It also falls short of the Apartment Design Guide (ADG) standards for privacy separation, natural cross-ventilation, and provision of private open space.

The development would visually dominate nearby heritage buildings and detract from the historic character of the Kent Street streetscape. Furthermore, the extensive glass façade raises concerns regarding glare, heat reflection, and potential wind tunnelling effects, which could negatively impact pedestrian comfort and safety at street level.

Overall, the proposed development would result in unacceptable impacts on residential amenity, heritage significance, and the public domain. For these reasons, I respectfully submit that the application should be refused.

Yours sincerely,

Sophie Lan

Sent from [Outlook](#)

From: Lee Kee Koh <[REDACTED]> on behalf of Lee Kee Koh

<[REDACTED]> <Lee Kee Koh <[REDACTED]>

Sent on: Friday, February 20, 2026 10:33:23 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to the proposed development of 125A Kent Street, Millers Point

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 development at [125A Kent Street, Millers Point](#), specifically on the grounds of inadequate parking provision and the resulting impact on surrounding residents.

The property currently has no on-site parking spaces attached to it. Despite this, the current owner has been regularly using Jenkins Street for parking, even though there are clear “No Parking” and “No Stopping” signs along various sections of that street. Jenkins Street is not designed to accommodate additional parking demand and is relied upon by several Kent Street properties for access to their garages.

Since the current owner purchased the property, there have already been multiple disputes and confrontations due to vehicles obstructing access. The existing situation demonstrates that parking demand from even a single dwelling is already creating tension and operational problems within the street.

The proposal seeks to expand the current single apartment into five apartments plus business space. This will significantly increase the number of residents, visitors, and potentially employees requiring parking. However, the development application does not provide any on-site parking solution. It is unreasonable to assume that parking demand will not increase proportionally with the proposed expansion.

Jenkins Street is narrow, contains clear parking restrictions, and functions primarily as an accessway. Additional vehicle pressure will likely result in:

- Increased illegal parking
- Obstruction of garage access for neighbouring properties
- Traffic congestion and safety risks
- Escalation of disputes between residents

Approving a development that intensifies residential and commercial use without addressing parking provision will unfairly shift the burden onto neighbouring properties and public space.

Given the existing history of parking issues and the absence of any realistic parking solution within the proposal, I respectfully request that this development application be refused, or at minimum, that adequate on-site parking provisions be required before any approval is considered.

Thank you for your consideration

Regards

Dr Lee Koh

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

Sent on: Friday, February 20, 2026 10:29:36 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to development proposal of 125A Kent St, Millers Point

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 development at [125A Kent Street, Millers Point](#), specifically on the grounds of inadequate parking provision and the resulting impact on surrounding residents.

The property currently has no on-site parking spaces attached to it. Despite this, the current owner has been regularly using Jenkins Street for parking, even though there are clear "No Parking" and "No Stopping" signs along various sections of that street. Jenkins Street is not designed to accommodate additional parking demand and is relied upon by several Kent Street properties for access to their garages.

Since the current owner purchased the property, there have already been multiple disputes and confrontations due to vehicles obstructing access. The existing situation demonstrates that parking demand from even a single dwelling is already creating tension and operational problems within the street.

The proposal seeks to expand the current single apartment into five apartments plus business space. This will significantly increase the number of residents, visitors, and potentially employees requiring parking. However, the development application does not provide any on-site parking solution. It is unreasonable to assume that parking demand will not increase proportionally with the proposed expansion.

Jenkins Street is narrow, contains clear parking restrictions, and functions primarily as an accessway. Additional vehicle pressure will likely result in:

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Approving a development that intensifies residential and commercial use without addressing parking provision will unfairly shift the burden onto neighbouring properties and public space.

Given the existing history of parking issues and the absence of any realistic parking solution within the proposal, I respectfully request that this development application be refused, or at minimum, that adequate on-site parking provisions be required before any approval is considered.

Thank you for your consideration

Regards
Dr yeh Chuk

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

Sent on: Monday, February 23, 2026 10:45:35 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: RE: DA D/2026/97, PPTY: 125A KENT STREET, MILLERS POINT

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: ELIZABETH L JONES, SENIOR ASSESSMENT OFFICER

RE: PROPOSED ADAPTIVE REUSE OF EXISTING 3 STOREY BUILDING AND CONSTRUCT A NEW 4 PART 5 STOREY EXTENSION TO THE NORTHERN EXTENT OF THE SITE AND USE AS A RESIDENTIAL FLAT BUILDING, CONTAINING A TOTAL OF 5 APARTMENT WITH ROOFTOP COMMUNAL OPEN SPACE, DA D/2026/97, PPTY: 125A KENT STREET, MILLERS POINT

Dear Elizabeth,

I refer to the abovementioned Development Application (DA).

My name is Tony Moody and I am a Consultant Planner who was recently requested to assess the above DA and to provide my opinions on the DA.

I raise strong objections to the DA based on my preliminary assessment.

I will be preparing a detailed objection against the DA for a variety of reasons.

I note that the exhibition period finishes on Friday, 27 February 2026.

I have extensive Land and Environment Court commitments and request an additional 1 week to lodge my submission, being 6 March 2026.

I trust that this timetable is satisfactory to you. Would you please respond and advise.

Yours Sincerely,

Tony Moody

M: [REDACTED]

U10/21 Sydney Road, Manly 2095

E: [REDACTED] or [REDACTED]

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From: Sue Wright <[REDACTED]> on behalf of Sue Wright <[REDACTED]> <Sue Wright <[REDACTED]>
Sent on: Monday, February 23, 2026 11:26:27 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/97

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,

I would like to express my opposition to the DA for the site 125A Kent Street at the northern end of Jenkins Street .

Firstly the land area of the site is small and a further 5 level boundary to boundary extension is a serious overdevelopment. It's construction without setbacks and overshadowing Highgate apartments is intrusive.

Secondly, access to the site is restricted...at the of a pedestrian lane from Kent street and at the end of narrow Jenkin Street, where two way traffic is hazardous at any time. Are there to be prevision for parking within the building? But, even more worrying, is how workers and materials are to be moved into the site during construction.

Thirdly, the strange shape of the building will add nothing to the appearance of the area and only inconvenience neighbours.

The extension of the existing building is inappropriate and should not be considered.

Regards,

Sue Wright
127 Kent Street
Millers Point

From: Josef Bitar <[REDACTED]> on behalf of Josef Bitar <[REDACTED]> <Josef Bitar <[REDACTED]>>
Sent on: Monday, February 23, 2026 12:06:15 PM
To: DASubmissions@cityofsydney.nsw.gov.au
Subject: da2026/97

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i l wish to object to propose development to 125a Kent St.
the proposal is out of character for the area and will interfere with light to other buildings and privacy. it also will have a significant impact on parking in the north of Jenkins St.
the original purpose was commercial not multi residential.
kind Regards
Joseph Bitar

Sent from my iPhone

From: Andy Madigan <[REDACTED]> on behalf of Andy Madigan <[REDACTED]> <Andy Madigan <[REDACTED]>
Sent on: Monday, February 23, 2026 12:48:31 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA/2026/97. 125 Kent St Sydney

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 an owner in 2307 Kent St and I strongly object to this application.

Part of my reasoning is that this application is an inappropriate overdevelopment by adding 5 stories to an existing 3 story building behind the State Heritage Listed terraces in Kent and High Street, Millers Point.

This is effectively proposing a 'boundary to boundary' 8 story development overlooking the heritage houses.

I am of the opinion some of the issues with this over development will cause overshadowing, solar access, privacy, lack of building separation, lack of urban design quality, not in line with the surrounding heritage properties, parking problems and more traffic in this neighbourhood, just to name a few.

The wind tunnel affect will increase and this is already a problem in Kent St.

The proposed glass tower at 125A Kent Street is an unacceptable overdevelopment on and in a heritage inner-city site such as Millers Point.

Kind Regards
Andy Madigan

ARM AG Pty Ltd

[REDACTED]
[REDACTED]
2307/183 Kent St
Sydney 2000

From: <[REDACTED]>
Sent on: Monday, February 23, 2026 2:26:46 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: reference; D/2026/97 - 125A Kent Street, Millers Point NSW 2000
Attachments: DA proposal 125A kent Street, Millers Point.docx (14.7 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.

Mrs Margaret Anne Cormie
2702/127-153 Kent Street
MILLERS POINT NSW 2000

23RD February, 2026

TO WHOM IT MAY CONCERN

REFERECE; D/2026/97

I have received a proposed development under the above reference in relation to site
125A Kent Street, Millers Point.

I am horrified that such a proposal would even be entertained by Council.

This is a very confined area, adjacent to historical homes and it would impede on their privacy as well as not being in accordance with the heritage guidelines of the area.

The impact on neighbouring apartment buildings would also create many problems, eg., glare and heat reflection from the proposed glass façade. We already have this problem with the Crown building and its neighbouring residential buildings.

The access is via Jenkins Street. There are three apartment buildings accessing this small thoroughfare. Highgate has two garage entrances, one of which I use and I can see nothing but problems and inconvenience with trades people vehicles, construction and machinery. There is no suitable access for this from Kent Street.

Where do the proposed residents park their vehicles. There is limited parking in the surrounding streets now and I can envisage residents parking in Jenkins Street, blocking our entrances to our driveways. The three apartments have delivery vehicles and removalist using this space weekly.

The height of this proposal is most unacceptable as is the request for a roof top communal open space.

Please strongly reconsider this proposal and refuse this development immediately.

Yours faithfully

Margaret Anne Cormie (Mrs)

Email; [REDACTED]

Telephone; [REDACTED]

Mobile; [REDACTED]

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

Sent on: Monday, February 23, 2026 6:08:32 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: 125A Kent Street Development Proposal

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 Development Application D/2026/97 concerning the proposed development at 125A Kent Street.

As a resident and owner at Highgate, I have serious concerns about the scale, design, and impacts of this proposal on the surrounding properties and the broader neighbourhood.

The proposal represents a clear overdevelopment of a confined site, with excessive height and bulk that are inconsistent with the established character of the area. The boundary-to-boundary construction and lack of appropriate setbacks will dominate adjoining buildings and significantly reduce amenity for neighbouring residents.

In particular, I am concerned about:

- Substantial overshadowing of nearby apartments, especially during winter months
- Direct overlooking and loss of privacy due to inadequate building separation
- Increased noise, traffic, and disruption—especially affecting access via Jenkins Street
- Non-compliance with the Apartment Design Guide in relation to privacy, ventilation, and open space

The visual impact of the proposed design, which is not in keeping with the surrounding heritage streetscape

Additionally, the proposal appears to prioritise development yield over design quality and fails to adequately respond to the objectives of the Sydney Local Environmental Plan 2012, particularly in relation to protecting neighbouring amenity and ensuring context-sensitive design.

Overall, I believe this development would have a significant negative impact on residents, the streetscape, and the character of the area. I respectfully request that the City of Sydney refuse this application, or at the very least require a substantial redesign that reduces height, bulk, and impacts on neighbouring properties.

Thank you for considering my submission.

Yours sincerely,
Shahram Mirkazemi
Mob: [REDACTED]

From: Stephen Doyle <[REDACTED]> on behalf of Stephen Doyle <[REDACTED]> <Stephen Doyle <[REDACTED]>
Sent on: Monday, February 23, 2026 8:42:37 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones

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.

Proposed Development: 125A Kent Street Millers Point NSW 2000

Reference Number: D/2026/97

Attention Elizabeth L Jones:

As a resident of Highgate Apartments, I wish to lodge my opposition to the above development proposal.

Both height issues and proximity to adjacent and surrounding apartments and homes show extreme overdevelopment.

Distance between buildings is minimal; resulting in loss of privacy; impacting on the aesthetics of the area particularly the heritage character.

Parking via Jenkins Street will be an issue with the increase in traffic to the street, which at present has no turning 'circle' or adequate parking for the existing building, before the proposed development.

Please reconsider this development which shows no consideration to neighbours and their existing quality of lifestyle.

Regards

Mary Doyle

2606 / 127 Kent Street

Millers Point NSW 2000

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

Sent on: Tuesday, February 24, 2026 12:35:55 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission Regarding Development Application D/2026/97

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

The General Manager
City of Sydney Council

RE: Development Application D/2026/97

I am writing as the owner of an apartment at [redacted], Millers Point, to express my concerns regarding the above Development Application. Having reviewed the proposal, I am worried that the scale, height and bulk of the development represent an overdevelopment of a relatively confined site and are not in keeping with the established character of the Kent Street precinct. In particular, the boundary-to-boundary construction and overall massing appear excessive and would visually dominate adjoining properties.

I am also concerned about the likely impacts on neighbouring amenity. The proposal appears to result in significant overshadowing—especially during winter—along with loss of privacy due to limited building separation and direct overlooking into nearby apartments. The design does not seem to fully meet the objectives of the Sydney LEP 2012 or the Apartment Design Guide in relation to privacy, natural ventilation and appropriate setbacks. In addition, the largely monolithic glass façade may create glare, heat reflection and wind impacts, while sitting uncomfortably within the heritage streetscape of Millers Point.

Overall, I feel the proposal prioritises maximising development profit over achieving a context-sensitive and well-considered outcome. I respectfully request that Council carefully assess these impacts and consider requiring a substantial redesign—particularly in relation to height, setbacks and building separation—or refuse the application in its current form.

Yours sincerely,

[redacted]
Residential Apartment Owner – [redacted]
Millers Point NSW 2000

Sent from my iPad

From: Samurdya Vishmi Wijeratne Udugahapattuwa <[REDACTED]> on behalf of Samurdya Vishmi Wijeratne Udugahapattuwa <[REDACTED]> <Samurdya Vishmi Wijeratne Udugahapattuwa <[REDACTED]>
Sent on: Tuesday, February 24, 2026 2:03:18 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Hashan Gayasri <[REDACTED]>
Subject: Development Application D/2026/97 – 125A Kent Street, Millers Point NSW 2000

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 CEO,

We are residents of Highgate at 127 Kent Street, and our apartment directly faces the proposed development at 125A Kent Street. The home that we have grown to love will be significantly and personally affected if this application proceeds, and we are writing to formally object to Development Application D/2026/97.

The planned five-storey extension on such a tight site feels like clear overdevelopment. Its height and bulk are out of character with this part of Kent Street and would dominate neighbouring buildings, including Highgate. The lack of meaningful setbacks, especially where the building comes so close to existing apartments, is particularly worrying for those of us living directly opposite.

From my windows, I will be looking straight into the new building, and the new residents will be looking straight into mine. This loss of privacy is unacceptable and deeply disturbing. The minimal separation between buildings means that everyday living spaces and bedrooms will be directly overlooked, fundamentally changing how I can use and enjoy my own apartment.

I am also very concerned about the loss of natural light. The increased height and bulk of the proposed structure will cast substantial additional shadow, particularly in winter, reducing sunlight to my apartment and surrounding homes. Access to daylight is a key part of residential amenity, and this proposal will noticeably diminish it for existing residents.

The design itself, with its largely glass façade and limited articulation, appears harsh and out of keeping with the established character of the street and nearby heritage buildings. I am worried about glare, heat reflection, and wind tunnelling at street level, which could make the area less comfortable and inviting for residents and pedestrians alike.

In addition to the long-term impacts, the construction period would seriously disrupt access via Jenkins Street, including to garages and building services used by Highgate residents. Noise, vibration, construction traffic, and access restrictions will have a very real day-to-day impact on those of us living here.

Taken together, these issues mean the proposal would significantly reduce my quality of life in my own home. It prioritises squeezing more yield out of a small site rather than respecting existing residents, local character, and planning objectives. So, I would like to ask that Council not allow this development application or require a substantial redesign that reduces height and bulk, increases setbacks and separation, and properly addresses privacy, overshadowing, and streetscape impacts.

Having already given several City of Sydney officers access to our apartment to share our perspective, we can accommodate additional visits if needed to address the situation.

Thank you for considering my submission. We would be happy to provide more information or speak with Council staff if that would help you.

Yours sincerely,

Samurdya Vishmi Wijeratne Hashan Gaysri Udugahapattuwa
Resident, Highgate – 127 Kent Street (U602)

From: Graham Limburg <[REDACTED]> on behalf of Graham Limburg
<[REDACTED]> <Graham.Limburg@[REDACTED]>

Sent on: Tuesday, February 24, 2026 11:45:48 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/97. 125A Kent Street, Sydney Development Proposal

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 Submission Officer

My wife Rosemary Cave and I reside in Unit 20 127 Kent Street, Sydney, which adjoins the above development proposal. My wife is the owner of Unit20. We have learnt of the above proposal through the Chairman of our Body Corporate. The proposal should be rejected for the following reasons :-

1. The addition of 5 storeys is a serious over development.
It will seriously impact upon the outlook and living amenity of the lower apartments closest to the proposal.
Access to our Jenkins street garages will be significantly restricted both during construction and after.
The long term amenity of many owners of Highgate will be seriously compromised.
Parking along Kent Street, always scarce, will be impossible.
- 2.The existing site, which is already confined,will be greatly overdeveloped, putting it completely out of step with the wonderful heritage street scape. This is ugliness beyond compare.
3. Further to 2 above the proposal is so out of character it will have the appearance of “a pig with one ear”
- 4.Although I have no access to shadow diagrams I would expect that the height of the proposal would give rise to substantial overshadowing, and compromise the amenity of neighbours.Sun and space in a crowded city are of paramount importance.

I should be pieased if these submissions could be weighed up in the overall importance of the application as an approval will place a bad precedent on Council’s records and reputation.

Yours Sincerely

Graham Limburg.

Sent from my iPad

From: Natasha Fabulic <[REDACTED]> on behalf of Natasha Fabulic
<[REDACTED]> <Natasha Fabulic <[REDACTED]>
Sent on: Tuesday, February 24, 2026 11:32:30 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objections to 125A Kent Street Millers Point development proposal D/2026/97.

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

I am very concerned and wish to raise my objections to the proposed development D/2026/97 at 125A Kent Street Millers Point.

I am a resident of Highgate Apartments 127 Kent Street and enjoy peaceful residential amenities in this small residential enclave.

My apartment outlook, light, and privacy would not be affected by this proposal but I strongly feel for those that will be affected. However I certainly will be affected by the decreased light, increased propensity for wind tunnelling, increased traffic, noise, garbage, and disruptions in Jenkins Lane where I access my car space.

The proposed modern stark facade and boundary-to-boundary construction is inappropriate in this residential area and would negatively impact the Highgate Apartments overall street visual appeal as well as that of the neighbouring heritage buildings. This highly inappropriate build would be an awful blight on the character of this highly significant heritage listed conservation area and should be refused. I live in this small highly regarded heritage enclave of Sydney known as "Australia's first village". Please respect the efforts of conservationists that have retained the 19th-century charm of this neighbourhood with its sandstone cottages, worker terraces, and Georgian houses, and stand with us against inappropriate developments such as this.

Yours sincerely

Natasha Fabulic
Highgate Resident

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

Sent on: Tuesday, February 24, 2026 5:26:17 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: 125A Kent street Development Proposal

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

We are the owners of a unit in the Highgate Building. I am registering a complaint re the planning of a five storey building at 125AKent .

The beauty of Highgate is its space around the living unit of our block. It gives our building a sense of space and air. Any building built on our perimeter leaving full building separation would have a terrible effect on privacy ,Noise and views on some lower units of Highgate.

Kent Street is a unique street with its location and we must treasure its beauty.

Please consider this application and consider your neighbours welfare.

Yours faithfully

Tim and Leah Mooney

From: <[REDACTED]>
Sent on: Tuesday, February 24, 2026 2:57:55 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission-D/2026-125A Kent Street Millers Point NSW 2000- Attention Elizabeth L Jones

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.

Susan and Gavan Mackey 2202/127 Kent St, Millers Point

24 February, 2026

Alex Mackey 602/127 Kent St, Millers Point

Submission for Objection for D/2026/97 Objection to 125A Kent Street, Millers Point

We are the owners of 2202/127 Kent St, Millers Point and our son Alex Mackey owns 602/127 Kent St, Millers Point. Our son is at present overseas for work and will not be in Australia when the submission is due. His apartment 602 is the lowest apartment on the north west corner of the Highgate so would be the apartment the worst affected by the proposal. Due to the significant unacceptable impact the proposed development will have on his apartment, and his present lack of access and time to be able to get together a well informed submission we are combining objections regarding Apartments 602 and 2202 at the Highgate. Alex has written a quick submission before he left Australia, but if you need him to add to it with additional information below please let us know and we will contact him overseas at a suitable time.

As Alex was not available, on his behalf we got in touch with the nominated contact, Elizabeth L Jones. We are very appreciative that she and her supervisor were keen to meet with us and the Highgate building manager, Paul Upham in 602 on Tuesday 17th February for a site inspection.

Please see firstly below a major concern for 602 in regard to the noise and thermal impact from the 125A plant equipment, which we discussed with Elizabeth and her supervisor.

IMPACT FROM MECHANICAL PLANT ON LEVEL 2 TO NORTH WEST FACING HIGHGATE APARTMENTS, PARTICULARLY THE LOWEST LEVEL APARTMENT 602

We have firstly a major objection to the proposed development on the grounds that the close proximity of the new mechanical plant has not been demonstrated to protect the acoustic and heat (thermal comfort impacts) amenity of apartment 602/127 Kent St, particularly the balcony and habitable rooms which are only a few metres directly above the proposed plant.

Apartment 602 in The Highgate will be the nearest residential balcony or window for testing NSW EPA noise criteria.

Due to the non compliant setback of the proposed level 2 plant area, the proposed plans have the new air conditioning condenser units directly below 602 balcony and living areas. Laser measurements would have the proposed condenser fans only 5 metres below the 602 Highgate balcony. Please note page 27 of the development application shows the location of the condensers and states the plant area is screened from the adjoining 125A communal area, but this is not screened from the Highgate apartments above.

The proposed new plant area will not be consistent with the old unserviceable existing plant area as stated in the proposal.

Condensers located below apartments are problematic because

- A. Hot air rises and as the primary function of condensers is to emit heat, it would create a heat discharge rising into apartments. The thermal impact of this on the close Highgate apartments, especially 602, has not been addressed in the proposal,
- B. Noise travels upwards especially cumulative compressors emitting low frequency noise which will be both continuous and intermittent depending on the weather. Night time operation affects sleep disturbance. NSW noise regulations states especially night noise must not be audible inside neighbours habitable rooms. Balconies are also considered as noise receivers so would be relevant.
- C. The acoustice report has not assessed these plant disturbances.
- D. In the absence of an acoustic assessment demonstrating compliance with applicable daytime and night time noise criteria including tonal and low frequency noise impacts and vibration borne noise from air conditioning plants, the proposal fails to adequately protect existing residential amenity.
- E. Post construction noise compliance testing, and remediation at the developers expense would need to be stipulated as a condition if any consent was ever considered.
- F. Additionally there is a noise and obvious privacy concern from the proposed level 2 communal area of 125A located next to the air conditioning plant. This is again in very close proximity to 602 and lower north west facing Highgate apartments. Please see 5.2 on page 36 of the development application depicting the level 2 communal area and showing 602's bedroom window just above on the left of the illustration. Communal noise

from this area would be clearly audible, especially if the residents need to speak loudly to be heard over the adjoining plant noise.

Is this a design failure if this communal area is next to and dominated by the adjoining plant area noise and able to look into adjoining properties?

Please see view looking southward towards Highgate Apartments, 19 page 12 of the development application design report which shows the view looking directly towards apartment 602 from 125A.

Residents would be able to directly look at NW Highgate apartments.

Apartment 602 in the Highgate is an existing residential dwelling and is a sensitive receiver under NSW planning and noise policy. The balcony and habitable rooms are directly exposed to the proposed plant and must be protected from unreasonable noise and heat impacts

LIST OF OTHER SIGNIFICANT OBJECTIONS RELATING TO THE HIGHGATE APARTMENTS AND ITS NEIGHBOURS AND THE PUBLIC DOMAIN OF JENKINS STREET

Besides the specific negative impacts on apartment 602 and the other lower level north western facing Highgate apartments please see the below list of our objections, being a resident of the Highgate Apartments and Millers Point.

The proposed development has an oversized for the space vertical extension for just three, two storey apartments yet the bulk and lack of compliance for just these 3 apartments would create substantial negative impacts to many neighbouring apartments and the heritage terraces below. The negative impacts to the neighborhood far outweigh any possible benefit proposed.

1. Visual impact and lack of open space

The main views from Highgate apartments 602,702,802,902 1002 on the north west corner is very pleasant with a light filled outlook over the heritage terraces below in Millers Point, Nawi Cove, the harbour and Barangaroo Headland Park. This view shown on 8.3 "Views from Adjacent properties" (eg level 6 i.e.602 on page 66) is a deceptive depiction of the present more expansive view and open space .Nor is the depictions from the apartments above accurate. The illustration does not depict the true height of the proposal and it is from a deceptive angle which does not depict the present view to the north west. The council representatives who viewed 602 would be able to attest to this.

The proposal for 125A would totally block this outlook from 602 and greatly enclose the space as it would also to the apartments above. Instead the view would be a very dominant unappealing building facade at a close distance due to non compliant setbacks.

The lower apartments in the Highgate in the north eastern corner would also have a negative visual impact, as the view from their balconies to the north west would also be blocked.

The heritage terraces to the east and north of 125A will certainly have their open space enclosed by a dominating taller building façade overlooking them which they will address separately.

2. Solar overshadowing to both the north western Highgate Apartments and especially the heritage terraces below is significant. I cannot see in the proposal how the overshadowing of the balconies of NW Highgate Apartments has been shown at all. (eg A7.11 drawing).

3. Significant privacy concerns have not been adequately addressed. This is especially relevant from the communal areas of 125A and the windows looking out to the front and to the side. Again with building separation not complying this causes a severe detriment to neighbouring residences rights to privacy. For example please see 5.2 , page 36 of the building application design report showing the bedroom window of 602 just above on the left of the level 2 communal sitting area. From this area 125A can look into the living space of Highgate NW facing apartments. I'm sure the terraces below will detail their very relevant concerns also.

4. Traffic Conflict on Jenkins Street and access

We cannot understand how access to the proposed apartments at 125 A Kent Street could work?

From my understanding truck and car access is proposed to be from a busy loading space in Kent Street (which is mostly busy with deliveries for the neighbouring apartment blocks), and from there it would be necessary to cross on foot busy Kent St to walk to 125A building entrance along a narrow walkway beside a heritage listed terrace. This does not seem feasible for removals, couriers etc and certainly not possible for construction.

Jenkins Street on the southern entrance is a heritage listed narrow road/lane and the 125A building does not have the right for parking or any parking facilities for vehicles, only push bikes.

Therefore how would cement trucks and other vehicles get access for construction, removals etc.

There is no driveway or turning circle for 125A so vehicles wanting access to the apartments would either risk parking nearby in Jenkins Street, and then have to reverse all along Jenkins Street until they could do a 2 point turn into Gas Lane. The difficulty is attested by viewing the damage to the fence protecting the heritage building behind. The damage is from vehicles trying to turn here.

There would also be traffic jamming for oncoming and reversing vehicles having to back up to let others pass. The Highgate, Georgia and Stamford Mark Apartments have access via 4 parking entrances to an estimated 100 plus parking spaces along this section of Jenkins Street and inevitably their entrances would get blocked.

Pedestrian safety is another issue with reversing vehicles 369 pedestrians use Jenkins Street for access to the Bond

Building and the stairs and lift going down directly to Hickson Road and the pedestrian crossing to Barangaroo.

Access for garbage collection would also require garbage trucks to reverse up the heritage listed Jenkins Street. The proposal states this would be the same as access to garbage collection for the Highgate Apartments. This is incorrect. The Highgate garbage collection is via their driveway on Kent St, not Jenkins Street and any other apartment buildings have driveway access for trucks to turn in and then be able to move forward along Jenkins Street.

In summary the proposal for 125 A Kent Street is deceptive, totally unacceptable and unreasonable. **It does NOT** as the proposal claims “maintain a high level of amenity and be considerate to the urban fabric of Millers Point.” Instead it is a serious overdevelopment for the small site with non compliant setbacks. The proposal of 125A Kent St disregards the amenities of the many neighbouring properties for the proposal of just 3 apartments.

We would be happy to discuss our concerns at any time and would appreciate any updates.

Thank you for your consideration.

Phone is [REDACTED]

Email [REDACTED]

Yours sincerely,

Susan, Gavan and Alex Mackey

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

Sent on: Tuesday, February 24, 2026 11:01:46 PM

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

Subject: Fwd: D/2026/97 - 125A Kent Street over development

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.

CITY OF SYDNEY COUNCIL
Att'n: Lord Mayor Clover Moore
Deputy Lord Mayor Councillor Jess Miller

Ms Elizabeth L Jones

Dear Sir/Madam,

**RE: 125A Kent Street over development (D/2026/97)
JEFFREY INT'L INVESTMENT PTY LTD**

We are Savic-Urosevic family, the owners of 902/ 127-153 Kent Street MILLERS POINT NSW 2000.

Firstly, we would like to inform you that we tried to upload our feedback to the ePlanning online portal which could not open properly. We are thus sending you our comments and objections on the D/2026/97 proposal directly to the [REDACTED] email as instructed on the DA section of your website.

Our family members strongly and categorically object the DA proposal D/2026/97. It is an inappropriate overdevelopment proposal to add 5 stories to an existing 3 storey building that is in touching boundary proximity to our building - Highgate (127-153 Kent Street). Our apartment 902/ 127-153 Kent St is listed on the Affected Properties Report attachment in the D/2026/97 submitted to Sydney Council for approval. This subject proposal of an 8 storey development eyesore will also negatively impact the State Heritage Listed terraces in Kent and High Street, Millers Point which have their own unique charm and visual appeal that need to be preserved.

We strongly believe and based on clear facts the issues with this over development pertain to overshadowing, solar access, water views, lack of building separation, bulk, scale, lack of urban design quality, out of context with the surrounding heritage properties, the cumulative neighbour amenity impact to name a few.

The proposed boundary-to-boundary glass tower at 125A Kent Street represents **unacceptable overdevelopment of a constrained inner-city site and more precisely northern part of the Sydney CBD**. The proposal fails to satisfy the objectives and key controls of Sydney LEP 2012 and Sydney DCP 2012, and does not comply with the intent of the NSW Apartment Design Guide in relation to solar access, visual privacy, building separation, overshadowing, and urban design quality. The proposed "roof top communal open space" will be a direct intrusion to our privacy and interference with the use and enjoyment of our property and quality of our life.

The subject application should be absolutely refused or substantially redesigned, including reduced height and FSR, increased setbacks, facade articulation, and demonstrable compliance with ADG and DCP amenity criteria to ensure equitable outcomes for neighbouring properties and the broader city.

In case you decide to approve this absolutely unreasonable and damaging 125A Kent Street (D/2026/97) over-development eyesore, we reserve our right to exercise all legal options and/or engage a reputable media outlets, newspapers and TV networks to bring this issue to light.

Yours faithfully ,

Savic-Urosevic Family
902/127-153 Kent Street
Millers Point,
SYDNEY, NSW 2000
M [REDACTED]

--



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

Sent on: Tuesday, February 24, 2026 5:34:03 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Re: 125A Kent street Development Proposal

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.

on our previous email forgot to put D/2026/97 Tim and Leah Mooney

From: Leah Mooney

Sent: Tuesday, February 24, 2026 5:26 PM

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

Subject: 125A Kent street Development Proposal

TO WHOM IT MAY CONCERN

We are the owners of a unit in the Highgate Building. I am registering a complaint re the planning of a five storey building at 125AKent .

The beauty of Highgate is its space around the living unit of our block. It gives our building a sense of space and air. Any building built on our perimeter leaving full building separation would have a terrible effect on privacy ,Noise and views on some lower units of Highgate.

Kent Street is a unique street with its location and we must treasure its beauty.

Please consider this application and consider your neighbours welfare.

Yours faithfully

Tim and Leah Mooney

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

Sent on: Tuesday, February 24, 2026 11:01:46 PM

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

Subject: Fwd: D/2026/97 - 125A Kent Street over development

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CITY OF SYDNEY COUNCIL
Att'n: Lord Mayor Clover Moore
Deputy Lord Mayor Councillor Jess Miller

Ms Elizabeth L Jones

Dear Sir/Madam,

**RE: 125A Kent Street over development (D/2026/97)
JEFFREY INT'L INVESTMENT PTY LTD**

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Our family members strongly and categorically object the DA proposal D/2026/97. It is an inappropriate overdevelopment proposal to add 5 stories to an existing 3 storey building that is in touching boundary proximity to our building - Highgate (127-153 Kent Street). Our apartment 902/ 127-153 Kent St is listed on the Affected Properties Report attachment in the D/2026/97 submitted to Sydney Council for approval. This subject proposal of an 8 storey development eyesore will also negatively impact the State Heritage Listed terraces in Kent and High Street, Millers Point which have their own unique charm and visual appeal that need to be preserved.

We strongly believe and based on clear facts the issues with this over development pertain to overshadowing, solar access, water views, lack of building separation, bulk, scale, lack of urban design quality, out of context with the surrounding heritage properties, the cumulative neighbour amenity impact to name a few.

The proposed boundary-to-boundary glass tower at 125A Kent Street represents **unacceptable overdevelopment of a constrained inner-city site and more precisely northern part of the Sydney CBD**. The proposal fails to satisfy the objectives and key controls of Sydney LEP 2012 and Sydney DCP 2012, and does not comply with the intent of the NSW Apartment Design Guide in relation to solar access, visual privacy, building separation, overshadowing, and urban design quality. The proposed "roof top communal open space" will be a direct intrusion to our privacy and interference with the use and enjoyment of our property and quality of our life.

The subject application should be absolutely refused or substantially redesigned, including reduced height and FSR, increased setbacks, facade articulation, and demonstrable compliance with ADG and DCP amenity criteria to ensure equitable outcomes for neighbouring properties and the broader city.

In case you decide to approve this absolutely unreasonable and damaging 125A Kent Street (D/2026/97) over-development eyesore, we reserve our right to exercise all legal options and/or engage a reputable media outlets, newspapers and TV networks to bring this issue to light.

Yours faithfully ,

Savic-Urosevic Family
902/127-153 Kent Street
Millers Point,
SYDNEY, NSW 2000
M : [REDACTED]

--



From: Carol Griffin <[REDACTED]> on behalf of Carol Griffin <[REDACTED]> <Carol Griffin <[REDACTED]>
Sent on: Wednesday, February 25, 2026 11:58:59 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/97

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

As an owner of 1308/127 Kent Street (Highgate apartments) we are responding to the DA submission to add a five level construction at Highgate NE corner.

I strongly object to the DA application for the following reasons:

Heritage and cultural significance of the area enjoyed by residents and visitors will be significantly diminished.

The area surrounding this development proposal is a heritage area with significant cultural and heritage buildings enjoyed by residents and visitors to the area.

Overall, the project would unacceptably harm, heritage character, neighbouring amenity and the publics enjoyment and access to the area.

The development would visually overwhelm adjacent heritage buildings and erode the historic Kent Street streetscape.

Design of building will diminish enjoyment of the area by visitors and residents.

The glass façade, will result in glare, heat reflection and wind tunnelling.

The design of building is large in comparison with surrounding buildings restricting access to the area.

Design of building will significantly diminish the enjoyment of Highgate Building residents and other surrounding buildings.

The scale and design of the building design will diminish privacy and amenity of Highgate residences.

The design does not achieve or comply with DCP and ADG objectives, rather appears to simply maximise the site without due regard for other buildings in the area or the current streetscape.

In conclusion, I believe the building submission needs to be completely rejected or redesigned with a more sympathetic and appropriate approach to the area and surrounding buildings, particularly regarding, design and scale.

Carol Griffin
1308 127 Kent Street Millers Point (Highgate)

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

<[REDACTED]> <Lenka.Zemanova@[REDACTED]>

Sent on: Wednesday, February 25, 2026 12:08:11 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/97

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 you to express my disagreement with the proposed development application 125A Kent Street.

This will negatively impact the residents not only in Highgate but also neighbouring terraces. That little bit of privacy they currently have will be gone completely. This proposed development would rise literally in their face out of nowhere.

Our area has been blasted with so much overdevelopment in last five years. I really hope that someone could put a stop to it.

It changes the whole feel of the historic Kent street visual and neighbourhood.

I don't agree that the development should go any higher than the current building structure is at.

I hope this will be considered when assessing the proposal.

Thank you and have a nice day.

Kind regards,

Lenka Zemanova

127 Kent street

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

Sent on: Wednesday, February 25, 2026 11:50:12 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: 125A Kent St Development Proposal

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 Bill MacKay
Manager Planning Assessments

Ref number: D/2026/97.

Dear Sir,

I write with concern when hearing of the proposed development at 125A Kent St

This inner city location does not need any further height and bulk added to its attractive and historically important streetscape. The scale of this, and further, the glass facade and tower would visually overwhelm the ambiance and acceptable design of Kent St.

There is little doubt that Sydney has foregone its previous pride, in developing an attractive, architecturally acceptable precinct in this northern end of Sydney. In place of design, compliance, and beauty, we clearly have a money grab.

This project would unacceptably harm neighbouring amenity and public domain conditions.

I urge you to

1. Reject this proposal outright. Or
2. Totally redesign to reduce height and setbacks. Any new design needs to seriously consider the existing historic nature of old buildings in Kent St and fit into this gentle streetscape. - an Architect with a different attitude and vision, needs to take over the project.

Rosemary Cave
Highgate - owner/resident
2009/127 Kent St.
Sydney.

[REDACTED]

Sent from my iPad

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

Sent on: Wednesday, February 25, 2026 11:05:51 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/97 - Re Opposition to application for " Adaptive reuse of existing 3 storey building" - Development 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 the Assessing Office /Planning Department, City of Sydney Council

Dear Sir/Madam,

The undersigned owns apartment No 911 at 127 Kent Street, the Highgate Building and would like to oppose the above named proposal due to that in my opinion this represents a serious overdevelopment of a confined site, furthermore the proposed boundary to boundary construction without setbacks is non appropriate for the location.

We are seriously concerned for privacy reasons, having no building separation the development would result in direct overlooking into neighbours living spaces.

We are of the opinion that the proposal would affect the neighbouring amenity, heritage character of the area and design should be revised to reduce height, setbacks inline with the heritage character and public domain conditions of the area.

Regards

John Carranza
[REDACTED]

From: Michael van Blommestein <[REDACTED]> on behalf of Michael van Blommestein
<[REDACTED]> <Michael van Blommestein <[REDACTED]>

Sent on: Wednesday, February 25, 2026 11:10:56 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Reference D/2026/97

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

To whom it may concern

As an owner of 1308/127 Kent Street (Highgate apartments) I am responding to the DA submission to add a five level construction at the Highgate apartment block NE corner.

We strongly object to the DA application for the following reasons:

1. The design does meet the objectives of the Sydney LEP 2012 as it disregards to protect the amenity of neighbouring properties and does not achieve high quality contextual sensitive design.
2. It is a significant over development with extreme height and bulk that destroys the character of the neighborhood.
3. The building will result in significant over shadowing particularly in winter and will reduce sunlight to a large number of apartments and outside areas beyond reasonable limits.
4. The building is without setbacks and for an inner City neighbourhood it will dominate neighbouring buildings. Furthermore there is no meaningful building separation, affectively overlooking neighbours living spaces and a resultant loss of privacy. In this regards the building does not meet the Apartment Design Guide (ADG) for requirements for privacy distances, natural ventilation or private open space.
5. The development is inconsistent with adjacent heritage buildings and it erodes the historic Kent Street space with its monolithic glass façade. This glass façade lacks articulation, resulting in a stark reflective appearance with the surrounding built forms. Furthermore the glass façade raises significant issues related to glare, heat. reflection and wind tunneling.
6. The design statement is misleading regarding context, privacy, scale and amenity, none of which aligns with the actual design submitted.

In summary the proposal is about maximizing yield rather than design excellence or compliance with DCP and ADG objectives. The project harms neighbouring amenity, heritage character and public domain conditions. The proposal should therefore be rejected or redesigned to reduce height and provide greater setback

Signed

M van Blommestein

Joint owner apartment 1308/127 Kent st, Millers Point, NSW 2000

Sent from my iPhone

From: sam note12 <[REDACTED]> on behalf of sam note12 <[REDACTED]> <sam note12 <[REDACTED]>

Sent on: Wednesday, February 25, 2026 1:52:06 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: OBJECTION TO : D/2026/97 Development proposal at 125A Kent Street

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/2026/97 Development proposal at 125A Kent Street

We are owners of an apartment in Highgate that is the adjacent building.

We object vehemently to the above proposed development for the following reasons:

- a) The boundary to boundary construction without any setback creates a wall of wind and disrupts the natural airflow from the sea and the view of the sea for the adjacent buildings. It is not consistent with the design concepts of the Barangaroo area. Basically, the view of the sea and space is to be shared and enjoyed by all buildings in the vicinity.
- b) The proposal is built with the aim of maximising the yield of the building without regard to the design concepts of excellence that were painstakingly achieved before this proposal came along. This proposal is an overbuild for the site.
- c) This proposal erodes the heritage and calm atmosphere that currently exists.
- d) This enormous building is close to the sea and will ruin the existing setup, atmosphere of the area
- e) The enormous glass tower in the sun will create a wind tunnel, blinding glare and increase the ambient temperature which is very undesirable for the pedestrians and the surrounding areas.
- f) The building will also cause a lot of shadows on the streetscape
- g) Basically the design fails the objectives of the Sydney LEP 2012.

Stop this building – we do not want the Sydney harbour area to be another congested Hong Kong !

Thank you

Owners of apartment in Highgate, Sydney

From: Ling Hann Kim <[REDACTED]> on behalf of Ling Hann Kim
<[REDACTED]> <Ling Hann Kim <[REDACTED]>

Sent on: Wednesday, February 25, 2026 2:00:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Feedback : Development Application D/2026/97

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 the residence of Highgate, 127 Kent Street, Millers Point, NSW 2000, a direct neighbour to the Development proposal above. I am objecting to the Development proposal because of the following concerns :

1. The development proposed in a very confined site which failed the objectives of the Sydney LEP 2012 and inconsistent with the characteristics of the local area.
2. Boundary to boundary construction with any setbacks
3. The proposed development will cause substantial overshadowing.
4. No meaningful building separation causing severe loss of privacy to the neighbour.
5. The proposal does not meet the Apartment Design Guide requirements for privacy, natural ventilation or private open space.
6. The development is visually inconsistent and overwhelm the surrounding heritage building and streetscape.
7. The proposal would unacceptably harm the neighbouring heritage character, public amenities and privacy.

This proposal should be refused and and redesigned with regard to height and setbacks to address the concerns above.

I strongly object to the proposed development.

Best Regards,

Ling Hann Kim
Unit 908, 127 Kent Street, Millers Point.

•

From: <[REDACTED]>
Sent on: Wednesday, February 25, 2026 2:07:21 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Jane Tongs <[REDACTED]>
Subject: 125A Kent Street Development Proposal

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.

All

I am writing in response to the development application at 125A Kent Street, Millers Point.
I am a resident of the Highgate Building at 125 Kent Street, Millers Point and I believe that the development proposed for 125A Kent St is poorly designed and will adversely impact on the amenity of the area, and of the existing buildings, including the Highgate Building.
The DA as proposed will seriously interfere with the access to Highgate from Jenkins St. This will be especially egregious during construction, but will have lasting negative impacts through increased traffic congestion.

Design / Appearance

The DA indicates that proposed structure has the following impacts

- Façade – the use of a monolithic glass façade is not in keeping with the area, and is in stark collision with the form of the surrounding buildings.
 - The use of glass will produce negative amounts of glare and heat reflection to the detriment of the neighbours, and will further increase the effects of wind tunnelling.
- Size – the monolithic size of the proposed building appears to encompass the whole of the property.
 - This scale will overwhelm the heritage buildings of Millers Point, and the use of so much glass does not sit well with these heritage buildings
 - No building separation is planned with a loss of privacy and ventilation and the resulting overshadowing and overlooking of neighbour's living spaces
 - Boundary to boundary construction on the property is more indicative of an effort to maximise the developers' yield, rather than design excellence
 - Apartment Design Guide – this DA does not meet the requirements for privacy distances, ventilation or private open space
 - Overshadowing - the design will cause significant overshadowing to a level beyond acceptable limits

Design / Fitting into the neighbourhood

- The Sydney LEP 2012 set clear objectives to protect the amenity of a neighbourhood and of the neighbouring properties. This design clearly does not address or meet these objectives.
- Putting a monumental glass box into a heritage neighbourhood is not a context-sensitive design, and shows little or no thought for design excellence.
- Open Space has not been provided for either the future occupants, or for the positive benefit of the neighbourhood.

In summary the proposed DA for 125A Kent Street will result in serious denigration of the amenity of the neighbourhood and of adjacent buildings.

The proposed DA should be rejected so that the architect/developer can reflect on the shortcomings in their offering and return with a DA less onerous and more in keeping with the neighbourhood.

Paul Tongs
[REDACTED]

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

<[REDACTED]> <Star Corporate <[REDACTED]>

Sent on: Wednesday, February 25, 2026 6:13:11 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Star Corporate <[REDACTED]> [REDACTED]

Subject: D/2026/97

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

The property, the subject of this proposed development, has I understand recently been sold and it is literally wedged in between a number of properties and is without any main street frontage. What the new owner now seeks via the proposed Development Application is a substantial increase in the building located on the property which due to it's land size and location basically comes at the expense of all those properties in the immediate precinct. So what the owner is effectively saying, via this Development Application, is stuff everybody else who will be adversely affected ,because no compensation is offered to any of them nor are their properties enhanced in value as a result, (on the contrary , their properties will decrease in value , if this Development Application is approved) but allow me to profit at their expense.

Where do you start when you have such an appalling underlying breach of fundamentals . Basically all aspects of the development are abhorrent, including , but not limited to ;

1. Any increase in the building footprint comes at the expense of all the neighboring properties ,from a light, view, shadow , privacy, open space ,visual aspect etc. These properties are largely occupied by residents as opposed to businesses.
2. Any increase in activity on Jenkins Street put at risk the pedestrian traffic that now flows from/to Kent Street, across Jenkins St to and from Barangaroo. Already this is an issue and pedestrian traffic is on the increase with further development underway in both the immediate precinct in Kent St and Barangaroo. Many of these pedestrians are tourists to the area and are not alert as to the risk of traffic ,particularly in the lane way. Additionally many occupants of Highgate and the adjoining buildings now exit via the rear of the buildings and go to and from Barangaroo. These residents stroll along Jenkins Street.
3. Similarly any increase in traffic in Jenkins Street will only increase the backlogs that now occur when this traffic enters Kent Street. This traffic is already putting pressure on pedestrians flows walking along Kent Street. It is also causing significant interruption to traffic travelling along Kent Street. These are risks which will only be increased with the proposed Development.
4. A surprising percentage of the traffic entering Jenkins Street are small trucks / delivery vans servicing the residents/ buildings in the area. This Traffic only compounds the current traffic problems in Jenkins Street /Gas Lane /Kent Street. This traffic due to it 's size often reduces traffic flow to one way and means that considerably delays as resultant on residents/ other traffic using these roads.

In short ,I can see no merit in the City of Sydney approving this Development Application , but only increased risks to those who utilize the area ,economic loss to those whose properties adjoin the proposed development and a suffering of individuals who will be adversely affected by the matters detailed herein.

John Star ,Director
Highgate 1801 Pty Ltd.

From: Cindy Ho <[REDACTED]> on behalf of Cindy Ho <[REDACTED]> <Cindy Ho
<[REDACTED]>
Sent on: Wednesday, February 25, 2026 5:07:06 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject:

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

In regard to 125A Kent St development.
We cannot support it based on the following potential problems.

- The proposal represents serious overdevelopment of a confined site, with excessive height and bulk inconsistent with the character of the area.
- The design fails the objectives of the Sydney LEP 2012 by disregarding the

need to protect the amenity of neighbouring properties and achieve high-quality, context-sensitive design.

- Boundary-to-boundary construction without setbacks is inappropriate for this inner-city location and will dominate adjoining buildings.
- The tower will cause substantial overshadowing, particularly during winter, reducing sunlight to nearby apartments and outdoor areas well beyond acceptable limits.
- No meaningful building separation is provided—resulting in direct overlooking into neighbours' living spaces and severe loss of privacy.
- The proposal does not meet the Apartment Design Guide (ADG) requirements for privacy distances, natural ventilation, or private open space.
- The monolithic glass façade and lack of articulation will produce a stark, reflective appearance that is inconsistent with surrounding built form.
- The development would visually overwhelm adjacent heritage buildings and erode the historic Kent Street streetscape.
- The glass tower design raises concerns about glare, heat reflection, and wind tunnelling, making the street less comfortable and safe for pedestrians.
- Claims in the architect's Design Statement are misleading, particularly regarding context, privacy, amenity, and scale—they do not align with the actual design outcomes.
- The proposal appears focused on maximizing yield rather than achieving design excellence or compliance with DCP and ADG objectives.
- Overall, the project would unacceptably harm neighbouring amenity, heritage character, and public domain conditions, and should be refused or fully redesigned to reduce height and increase setbacks.

Thank you for your attention.

Regards

Cindy Leung(owner of 2407/127, Kent St

From: Avril Fortuin <[REDACTED]> on behalf of Avril Fortuin <[REDACTED]> <Avril Fortuin
<[REDACTED]>
Sent on: Thursday, February 26, 2026 8:39:02 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Opposition to D/2026/97 125A Kent Street Millers Point

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 section,

Re: D/2026/97 125A Kent Street Millers Point NSW 2000

I am writing to oppose the development proposed at 125A Kent Street.

The proposed development is out of keeping with the character of the street and the neighbourhood. We are losing too many of the beautiful terrace homes that are in Kent Street. The history and heritage of the neighbourhood is being destroyed.

The DA represents significant overdevelopment of one site. To build a 5 storey building on that site is inappropriate.

There will be no separation between the new building and existing buildings and this would have safety implications.

Please do NOT approve this DA.

Yours sincerely,
Avril Fortuin

From: <[REDACTED]>
Sent on: Thursday, February 26, 2026 9:44:15 AM
To: council@cityofsydney.nsw.gov.au
Subject: JEFFREY INT'L INVESTMENT PTY LTD Ref No D/2026/97 Address: 125A Kent Street, Millers Point

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,

We reside in Highgate and wish to strongly object to the over development at 125A Kent Street, Millers Point

As our building and adjacent buildings (Georgia, Stamford on Kent) age, it is imperative that tenants refurbish their apartments.

Jenkins Street is already hazardous with trucks, removalists and material delivery vehicles and general traffic in and out of garages.

It defies logic that access to 125A is added to the traffic in Jenkins Street.

Often there is a utility van, parked in front 125A and being unable to turn, we have seen him reverse all the way down to Gas Lane.

As to adding a five level construction to this site is totally unacceptable in every way. An approved scheme would ruin the carefully

designed and constructed Highgate and adjacent buildings in this historic area.

We are surprised the Council would even consider approving this over development of 125A.

Sincerely,

Warren and Susie Firkin,
1505/127 Kent Street
Millers Point 2000,
Phone: [REDACTED]

From: Anne Warr <[REDACTED]> on behalf of Anne Warr <[REDACTED]> <Anne Warr <[REDACTED]>
Sent on: Wednesday, February 25, 2026 5:39:31 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones
Attachments: 125A Kent Street heritage objections 250226.pdf (4.4 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.

Hello,

Please find attached my objections to the proposed development at 125A Kent Street Millers Point,

yours sincerely

Anne Warr

Anne Warr PhD FRAIA
42 Kent Street
Millers Point NSW 2000

[REDACTED]
[REDACTED]
ph [REDACTED]

*I acknowledge that the Cadigal people first inhabited the land I now live on.
From my study I overlook Darling Harbour where Cadigal women once fished from canoes,
and 'while fishing, the women generally sing' (Judge-Advocate David Collins 1798).*

125A Kent Street Millers Point

Objections to Proposed DA – D/2026/97

Introduction

The proposed development at 125A Kent Street Millers Point is for the conversion of an existing 3 storey warehouse to an 8-storey apartment building. The proposed 5 apartments will cover 540m² on a site area of 154m² with no setbacks.

Site description

The existing warehouse occupies the northern end of Jenkins Street and appears to have been constructed c1971 as a laboratory for the adjacent 19-storey Esso House completed in 1971 to a design by modernist architects Oser Fombertaux & Rice. In 1992, Esso House was sold and converted to the 32-storey residential tower Highgate by 1995, designed by Crone & Associates.

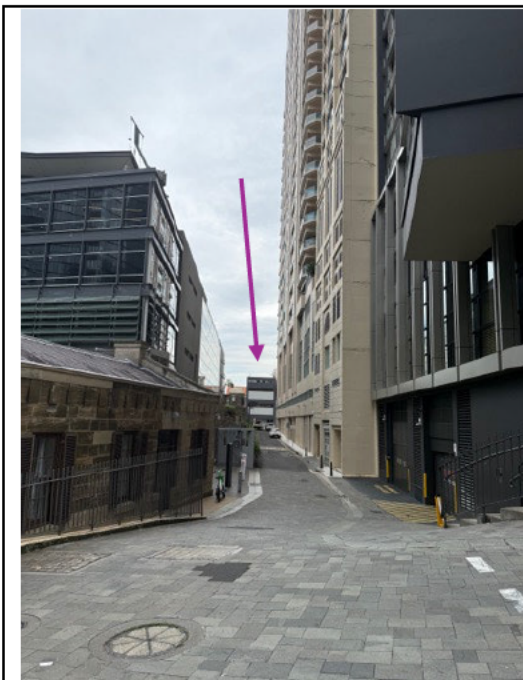


Figure 1.0, Looking north from junction of Gas Lane and Jenkins Street towards the subject property marked with red arrow, AW 23.02.26

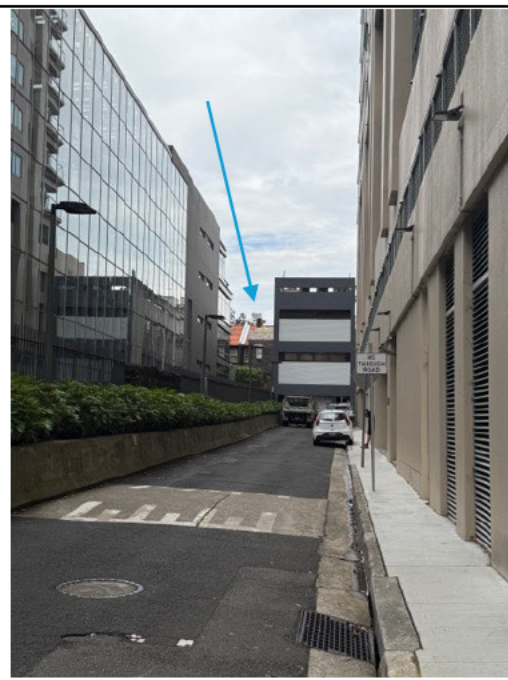


Figure 2.0, Closer view of subject property from Jenkins Street with state heritage listed property at 7 High Street shown with blue arrow, AW 23.02.26



Figure 3.0, No. 7 High Street property next to subject property, AW 23.02.26



Figure 4.0, Easement entrance to subject property at 125A Kent Street, with 125 Kent Street on RHS, AW 23.02.26

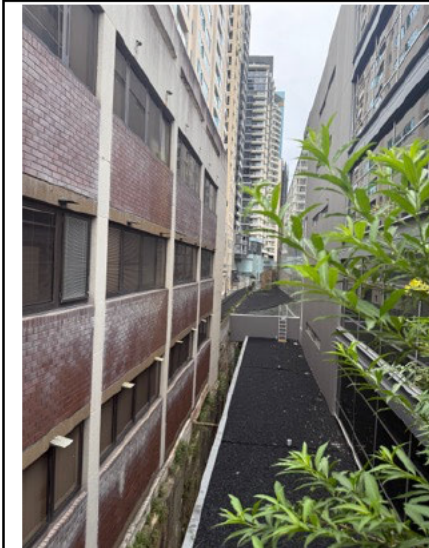


Figure 5.0, Western elevation of subject property looking south, with former Lend Lease building on RHS. Note the sandstone cutting which supports the subject property – the same cutting that can be viewed from inside former Lend Lease building, AW 23.02.26

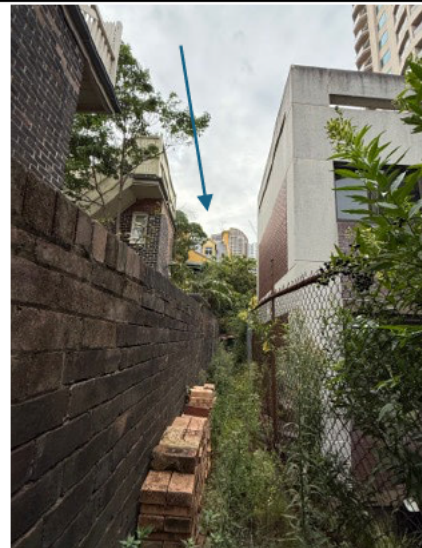
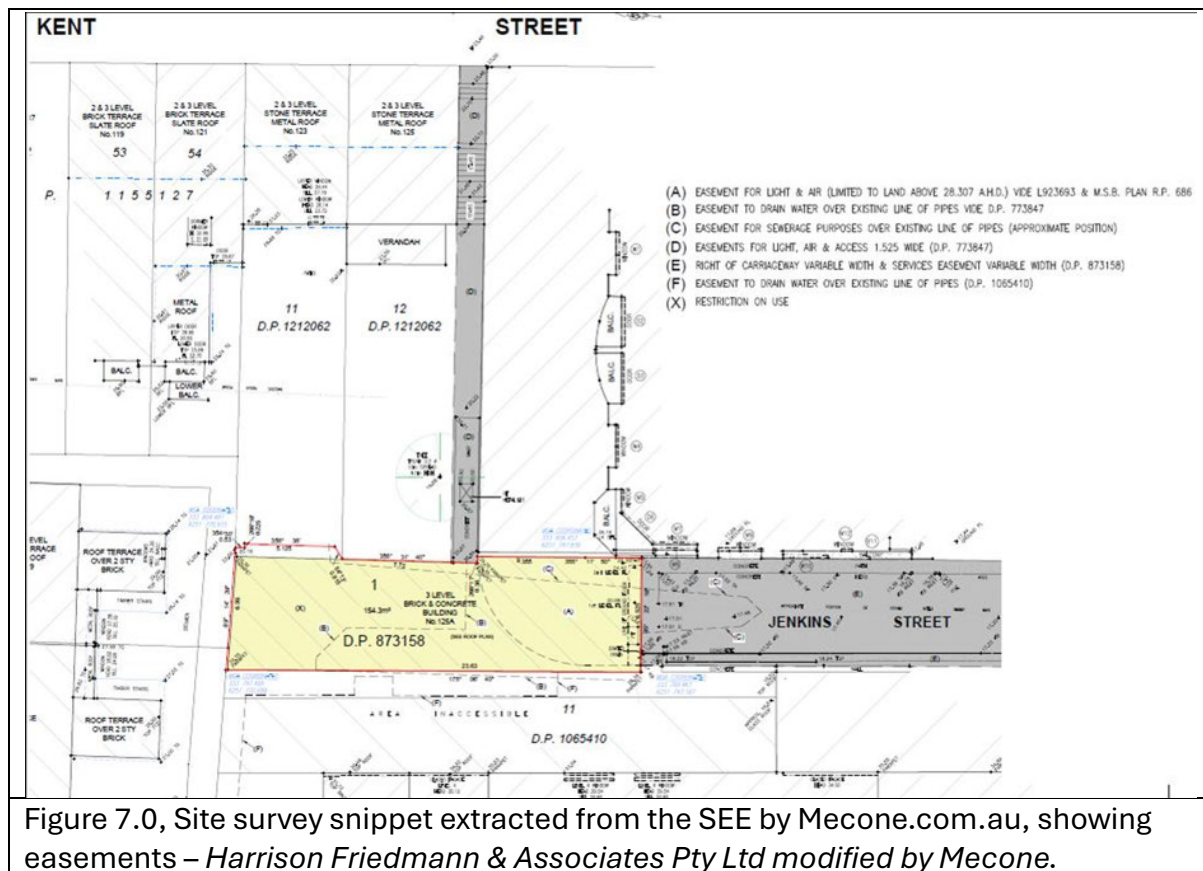


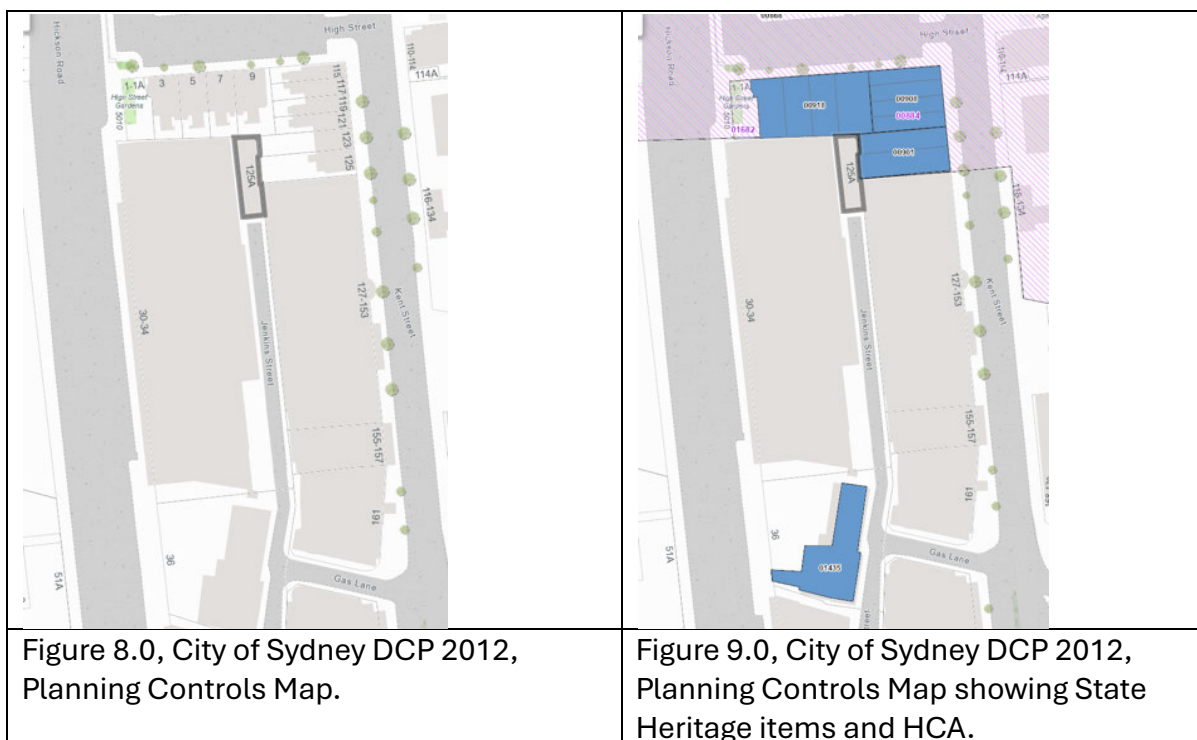
Figure 6.0, From back lane looking east towards 121 Kent Street (green arrow) with subject property on RHS, with High Street properties on LHS, AW 23.02.26

Easements covering the site

There are 7 easements affecting the subject site in Jenkins Street; - the first, Easement A, being created in 1970. Easement D allows for a '1,524m wide passageway between the subject site and Kent Street to provide light, air and access to the property. The easement burdens the residential property to the west (No 125 Kent Street...) and

benefits only the subject site...' (SEE Table 1). Figure 7.0 ,below, shows the easements on the site survey.





The fact that the address chosen to identify the property is the Kent Street address, rather than the Jenkins Street address, immediately identifies the property as belonging within the MPHCA.

Jenkins Street has been identified as an item of local heritage significance (LEP#1890) as it *'contains remnants of a past streetscape'* including *'remnant sandstone walls and decorative wrought iron street light'* (NSW SHI listing). A remnant historic sandstone wall forms the foundations for the structure at 125A Kent Street, see figure 5.0 above. This is the same sandstone wall/cutting deemed of sufficient aesthetic significance to form a major component of the ground floor public spaces to the former Lend Lease Bond building (Bond 30) which won numerous architecture awards on completion in 2004. Therefore, the subject building contains within it significant sandstone elements deemed to be of local significance by the City of Sydney.

Heritage Impact

The SHI argues that the proposed 8-storey building is acceptable as it *'will comfortably form part of the existing backdrop of much taller contemporary buildings'* (Weir Phillips SHI: 41). It fails to note the corollary which is that the proposed 8-storey building will very uncomfortably form part of the backdrop of existing much smaller heritage buildings.

The SHI also argues that the *... 'proposal... is set well behind the heritage items...'* (Weir Phillips SHI: 41). The proposal in fact has *no* set back from the heritage items that surround it on 3 sides. The boundaries of the proposed development are in fact the boundaries of Jenkins Street (a local heritage item), 125-123 Kent Street (State heritage significant items) and 3-9 High Street (State heritage significant items) – with *no* setbacks.

In fact, as the SHI indicates, setbacks between the state heritage items of the HCA and the areas zoned for 30- and 80-metre-high development *are* needed to provide breathing space between the lower rise, fine grain of the heritage items and the much larger scale of the residential tower blocks.

The importance of rear lanes in the urban grain of Millers Point

A significant feature of the urban grain of Millers Point is the network of rear lanes which service each of the thousand-odd properties in the area. These rear lanes include High Lane, Argyle Lane, Downshire Lane, Rodens Lane, Ferry Lane and Parbury Lane. The rear lanes behind 1-9 High Street and 115-125 Kent Street are interconnected and lead out into High Street at the rear of 115 Kent Street. Each property has a gate through to the rear lane which is used for garbage bin storage. They are also used as an informal communication channel between neighbours and provide additional ventilation and light to the rear of each property.

The 1943 aerial photo, figure 10.0 below, shows the density of the Kent Street / High Street corner and the openness provided by the rear lanes and particularly Jenkins Street which appears to go right through to the junction with the High Street properties. This indicates the possibility that the subject property was built on a public roadway.

Jenkins Street and Gas Lane form part of the early 20th century fabric of Millers Point and although not included within the boundaries of the MPHCA are nevertheless an important part of the urban grain of this state significant heritage area which needs protecting from over-development.

The construction of an 8-storey building at the end of Jenkins Street facing the rear lanes of the High Street / Kent Street terraces would destroy the amenity of the rear lanes, destroy the connection between Jenkins Street and the rear lanes and break the continuity of rear lanes and service streets in the area.

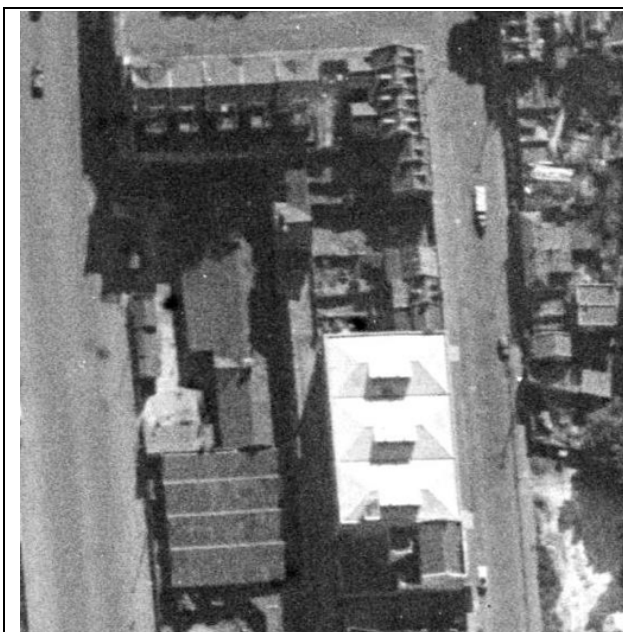
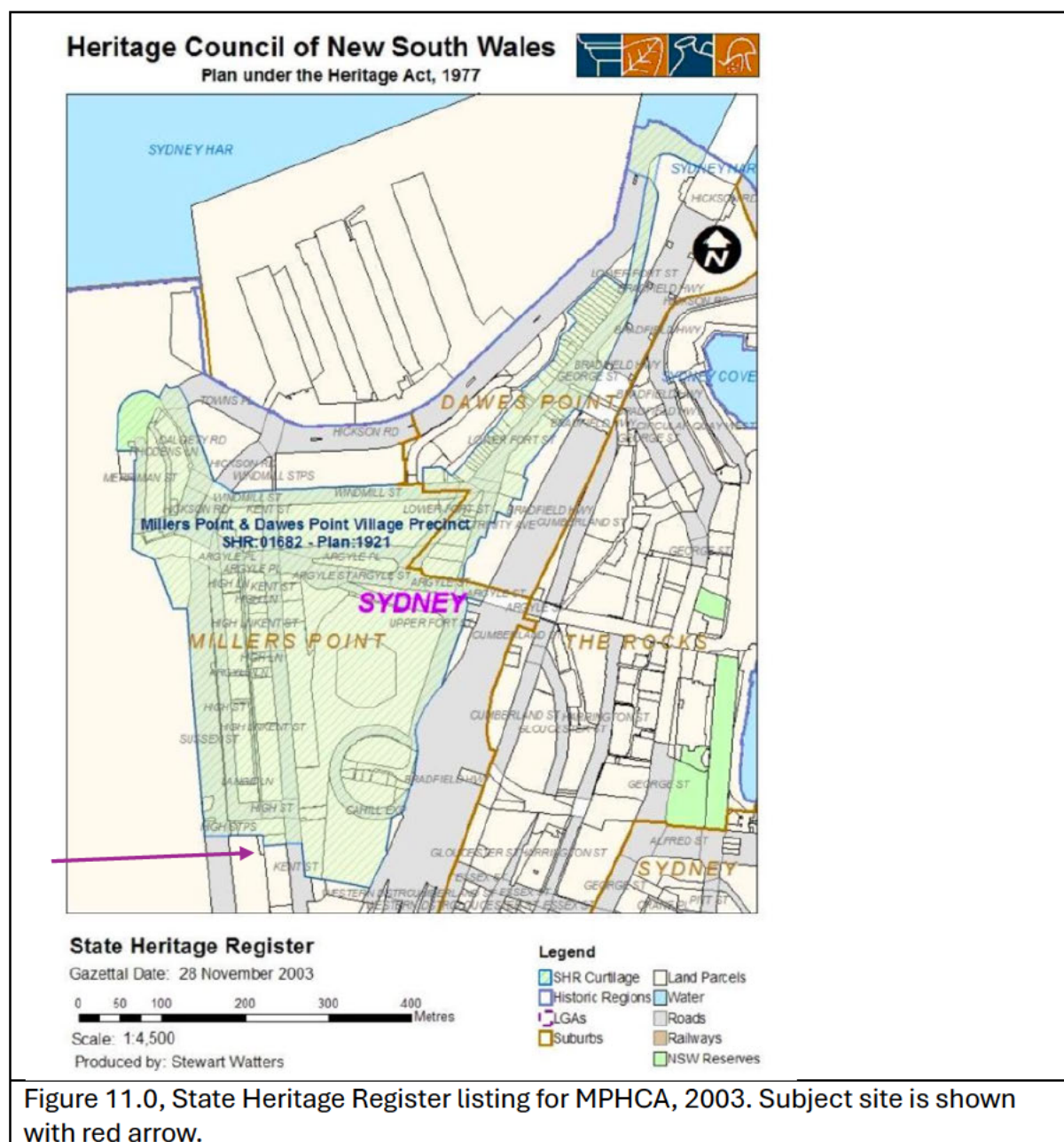


Figure 10.0, 1943 Aerial photo, *Sixmaps NSW*.

The subject site should become part of MPHCA

The subject site sits at the pivotal junction between the high-rise residential zoning and the low-rise heritage conservation area and is somewhat of an anomaly. The south-western boundary of the MPHCA is the only boundary which meets an abrupt wall of high-rise development – already substantially in place when the MPHCA was placed on the State Heritage Register in 2003, see figure 11.0 below.



The remainder of the boundaries to the MPHCA are defined by existing topographical features of the landscape – sandstone cuttings etc. The ability to coherently read the heritage landscape of Millers Point as a unified part of the peninsula landscape is one of its aesthetically defining characteristics. The only area where this coherency is weak is the south-west junction with the high-rise components of Kent Street and Hickson Road around Jenkins Street. One of the joys

of Millers Point is entering the precinct through one of the few roads leading into it – George Street North, Argyle Place, Kent Street, Dalgetty Street – and immediately feeling that you have entered a unique heritage precinct, see figure 12.0 below.

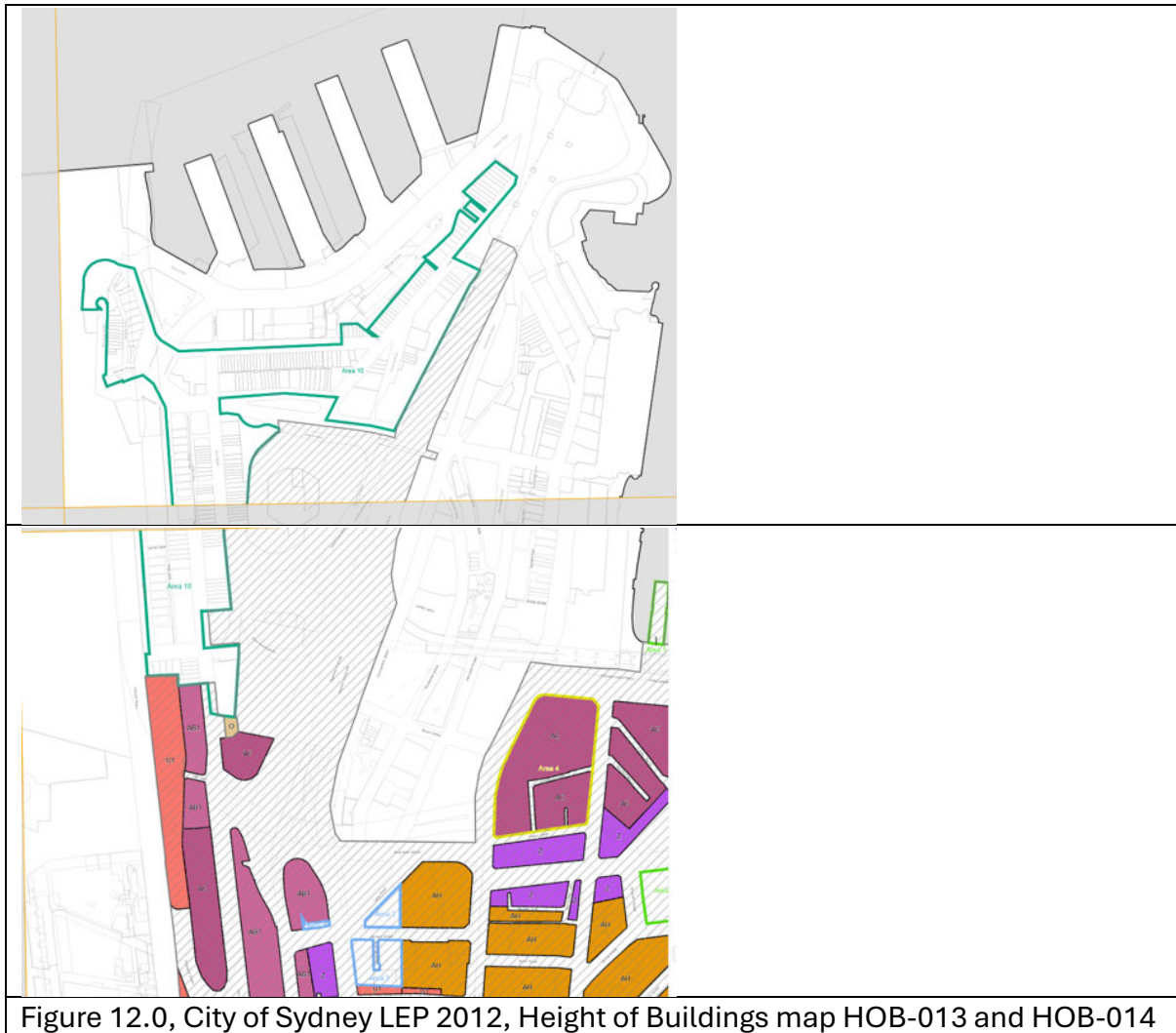


Figure 12.0, City of Sydney LEP 2012, Height of Buildings map HOB-013 and HOB-014

Logically the southern boundary of the MPHCA should have continued along the southern boundary of 125 Kent Street to meet the western side of Jenkins Street, however, this would have meant leaving the existing warehouse straddling 2 development zones. Hence on Heritage Map 013, the subject site appears as a no-man's-land disconnecting the adjacent heritage properties, see figures 13.0 and 14.0 below.

CONCLUSION

The proposal to develop 125A Kent Street into an 8-storey residential block should be rejected for the following reasons:

- The site should be identified as a heritage item as part of it includes the easement off 125 Kent Street which is part of the MPHCA.
- The proposal diminishes the surrounding heritage items and HCA.
- The proposal destroys the quality of the rear lanes to the High Street / Kent Street properties which are an integral part of the significance of Millers Point as a fine-grained urban heritage precinct.
- The proposal diminishes the local significance of Jenkins Street and the historic remnants within it such as sandstone cuttings.
- The proposal reduces the amenity of adjacent heritage items and high-rise development by reducing the amount of light, sunshine, air and cross-ventilation to these properties.
- The proposal diminishes the quality of the rear lanes to the High Street / Kent Street heritage properties which are an integral part of the significance of Millers Point as a fine-grained urban heritage precinct of state significance.

This is an opportunity for the City of Sydney and Heritage NSW to remedy the anomaly of the weak south-west border of the Millers Point Heritage Conservation Area by strengthening the buffer zone around the High Street and Kent Street heritage properties bounded by Jenkins Street.



Anne Warr
Heritage Architect BArch MA (conservation studies) PhD FRAIA MICOMOS
42 Kent Street Millers Point

25 February 2026

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

Sent on: Wednesday, February 25, 2026 9:32:22 PM

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

Subject: Submission D/2026/97 125A Kent Street, Millers Point - Please keep submitter's name and address private

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

I wish to make a submission concerning D/2026/97, 125A Kents Street Millers Point.

My name is [redacted]. I am a resident of Highgate, [redacted].

Would you please keep my name and address private.

Submission – D/2026/97, 125A Millers Point

-
I make this submission concerning development proposal D/2026/97 for 125A Kent Street, Millers Point.

The proposal is for the conversion of the former Esso Australia laboratory to a residential building. The development will convert the existing two level building into a seven level building containing a studio apartment, a one bedroom apartment, and a further two apartments of two bedrooms each. The two bedroom apartments will be built as a tower at the northern end of the existing laboratory; the tower being five levels in height above the existing two level building, the completed building at the northern end will then be seven levels in height. The southern end of the building remains two levels in height.

I have studied the drawings for the proposed development and viewed the site as far as possible from the adjacent Kent Street, Jenkins Street and High Street and from the High Street Gardens.

I have reached the conclusion that the proposed building is totally out of character with the surroundings.

The tower, being built to the north of the nearby Highgate apartment building, will stand alone; it will tower above the adjacent low level residential housing and stand apart from the multi-storey Highgate building. Thus when complete, it will appear as a stand-alone tall, spindly structure, looking down on nearby housing. The tower will obstruct the views from apartments in the northern end of Highgate. As an amateur it is difficult to be sure from the drawings, but it would seem Highgate apartments up to levels 9 or 10 will have their views obstructed. I would also note that the part of the Highgate development closest to the proposed 125A Kent Street is low rise, not high rise, containing the building swimming pool, spa and sauna.

Considering earlier developments in the area, it is clear that these developments were designed to harmonise with previously existing structures. I believe the proposed development is not in harmony with the surrounding area.

Thus, the Lanhams Hotel, previously the Observatory Hotel, is an attractive low level building which is in harmony with the adjacent terrace houses in Kent Street. In contrast, 125A Kent Street will tower above its nearby low level housing.

I note that to the south of High Street, there are several high rise apartment buildings - Highgate, Observatory Tower, Georgia, etc. With the exception of Georgia, these were all previously office buildings now converted to residential buildings. Georgia is built on the site of the Dumbarton Castle Hotel, a local “pub”. Georgia, built between two previous office buildings, now converted to apartment buildings, harmonises well with its surroundings.

The proposed 125A Kent Street development, towering above adjacent low level residential properties and standing apart from the nearby Highgate building, while also blocking views from apartments at the northern end of Highgate, will appear as a tall, spindly structure, totally out of harmony with its surroundings.

I sincerely request that the Council reject the proposed D/2026/97.



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From: Ross Devitt <[REDACTED]> on behalf of Ross Devitt
<[REDACTED]> <Ross Devitt <[REDACTED]>
Sent on: Thursday, February 26, 2026 12:33:41 PM
To: [REDACTED]
Subject: City of Sydney DA - D/2026/97 125A Kent Street, Millers Point | Objection by The Owners-Strata Plan 53158 Observatory Tower 168 Kent Street, Millers Point
Attachments: 2026-02-26 D_2026_97 Development Application 125A Kent St Letter of Objection.pdf (165.51 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.

Greetings

Attached by way of lodgement is a Letter of Objection to the above Development Application

Regards

Ross Devitt

Senior Strata Manager



SUITE 5.01, 151 CASTLEREAGH STREET, SYDNEY
PO Box Q126 QVB NSW 1230

P: [REDACTED] 5 | M: [REDACTED] | E: [REDACTED] | www.mccormacks.com.au

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26 February 2026

The CEO
City of Sydney
GPO Box 1591
Sydney NSW 2000

Email: dasubmissions@cityofsydney.nsw.gov.au

**Re: D/2026/97 Development Application | 125A Kent Street, Millers Point, Sydney
Notice of Objection by The Owners - Strata Plan 53158 | Observatory Tower**

We are the strata managing agents for the Owners Corporation of Strata Plan 53158 being the building known as Observatory Tower, 168 Kent Street, Millers Point NSW 2000. Observatory Tower is a mixed use but predominantly residential tower. It contains 199 apartments which accommodate in excess of 450 residents at any point in time

We write on behalf of the Owners Corporation to formally object to the above referenced Development Application.

The application proposes the adaptive reuse of the existing three-storey building and the construction of a new part four, part five-storey extension comprising five apartments and rooftop communal open space.

As a neighbouring building, the Owners Corporation of Observatory Tower has serious concerns regarding the scale, bulk, and impact of this proposal on the amenity of Observatory Tower, its residents, apartment owners and the broader Millers Point precinct.

These concerns include:

- **Overdevelopment of a constrained site**, resulting in excessive height and bulk that is inconsistent with the established character of the area;
- **Loss of privacy**, due to inadequate building separation and direct overlooking into nearby apartments;
- **Overshadowing impacts**, particularly during winter months, reducing access to natural light for surrounding residential properties;
- **Construction impacts**, including noise, dust, vibration, and disruption to local access routes such as Jenkins Street, which will affect residents' daily living and safety;
- **Traffic and access pressures**, with increased vehicle movements in already narrow and highly constrained local streets;
- **Inconsistency with planning controls**, including the objectives of the Sydney Local Environmental Plan 2012 and the Apartment Design Guide, particularly in relation to amenity, privacy, appropriate scale, and contextual design response; and
- **Visual and heritage impacts**, as the proposed glass-dominant, monolithic façade is out of character with the historic Kent Street and Millers Point streetscape and risks overwhelming adjoining built form.

The proposal appears to prioritise development yield over sensitive urban design and neighbouring amenity. In its current form, it would result in unacceptable impacts on surrounding residents and the public domain.

For these reasons, the Owners Corporation respectfully requests that Development Application DA/2026/97 be refused, or substantially redesigned to reduce its height and bulk, increase setbacks, and better protect neighbouring amenity.

Regards

Ross Devitt

Senior Strata Manager

From: Sir Mahesh Patel <[REDACTED]> on behalf of Sir Mahesh Patel <[REDACTED]> <Sir Mahesh Patel <[REDACTED]>
Sent on: Wednesday, February 25, 2026 3:52:44 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/97- opposition

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 would like to strongly oppose this proposition for 125A Kent Street.

I am a resident of neighbouring 127 Kent Street (Highgate Apartments).

-the area is already very congested and this new development represents a serious overdeveloped.

-with the lack of separation of buildings, this is a major issue on privacy.

-it seems the developers seem to have focused on maximising yield rather than the various compliances with DCP !

-this development will also visually destroy the kent street historic features

Apart from the above there are various other points I am happy to discuss and thus strongly suggest that this application be declined .

Regards

Mahesh Patel

--

Sir Mahesh Patel, OBE

[REDACTED]
[REDACTED] (WhatsApp)

From: <[REDACTED]>
Sent on: Thursday, February 26, 2026 11:50:48 AM
To: dasubmissions@cityofsydney.nsw.gov.au; Vincent Acton <[REDACTED]>
Subject: Development Application 125A Kent St.

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 ridiculous overdevelopment being sought for the 125A Kent St property.

Shoehorning a seven storey glass tower into this tiny property is way over the top.

It is grossly unfair to the existing owners in the adjacent Highgate building. Their existing open balconies and windows will be

crowded adjacent to the new building with complete loss of privacy.

Vehicle access via Jenkins Lane, particularly during construction, will be a nightmare and for long periods inaccessible.

The open roof area will accentuate the intrusion of noise and activity to the adjacent Apartment owners.

The only purpose of this overdevelopment would seem to be to produce a profit for the developers at the expense of

existing home owners.

Thank you.

Vincent Acton

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

Sent on: Thursday, February 26, 2026 2:55:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones

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 Development Application D/2026/97

125A Kent Street, Millers Point

1. Introduction and Nature of Objection

I am a resident of Kent Street, Millers Point and I write to object to the proposed development at 125A Kent Street. My objection relates to both the unacceptable impact on the heritage character of this sensitive corner within the Millers Point Heritage Conservation Area and the significant adverse impacts the proposal would have on the residential amenity including privacy of neighbouring terrace houses in Kent and High Streets. In totality, the proposal does not meet the public interest.

2. Significance of the Site and Its Setting

125A Kent Street occupies a sensitive and prominent junction between the Millers Point Heritage Conservation Area and adjoining multi-storey residential and commercial development. The site lies directly behind and projects into a landmark corner defined by individually listed heritage terrace groups on both Kent and High Streets. Although the site is differently zoned and positioned behind the street frontage, it is visually and physically connected to these heritage homes and forms part of the setting in which they are experienced.

3. Existing Built Form and Established Character

At present, the wider corner formed by Kent and High Streets reads as a coherent low-rise grouping. The terrace groups and the existing three-storey building together establish a consistent height and scale. The existing building reads as recessive and its scale allows the heritage terrace groups to remain the defining elements of the corner.

4. Impact of the Proposed Height and Bulk

The proposal to increase the building to seven storeys plus a rooftop level (effectively eight storeys) would fundamentally alter the existing balance at this corner. Built to the boundaries immediately behind the terraces, a structure of this height would no longer sit quietly in the background. It would rise well above the established rooflines and shift the visual hierarchy so that the new development, rather than the heritage terraces, becomes the dominant built form within the corner composition.

Such an increase in height would disrupt the continuity that currently defines both Kent and High Streets. The existing terraces create a consistent low-rise streetscape, with parapets and rooflines aligning to form a clear and recognisable rhythm. The proposed building would extend far beyond this established line, breaking that rhythm and introducing a scale that is out of keeping with the surrounding terrace fabric.

As a result, the corner would cease to read as a cohesive heritage grouping. Instead of a unified, human-scale terrace precinct, views of and across the corner would be marked by a substantially taller structure projecting into it. This would materially alter the experience of moving through the conservation area and diminish the prominence of the individually listed terraces. The proposed height and bulk are excessive for a site so closely connected to heritage buildings of modest scale and do not conserve the setting or significance of the Heritage Conservation Area.

5. Residential Amenity Impacts

In addition to these heritage concerns, the proposal raises serious issues regarding residential amenity for the immediately affected terrace houses in Kent and High Streets.

These heritage terraces are characterised by narrow floorplates, rear rooms with limited solar access, and modest private open spaces that rely heavily on available sky exposure and shared roofscape outlook. In this context, built form at the rear of the properties has a direct and pronounced effect on day-to-day living conditions.

The proposed increase in height and bulk would result in severely reduced access to natural light, particularly to rear habitable rooms and gardens. It would cause overshadowing of private open spaces, diminish the usability and comfort of rear courtyards, and introduce unreasonable overlooking from elevated levels, resulting in loss of privacy.

The scale and proximity of the proposed building would also introduce excessive bulk and a looming presence when viewed from adjoining properties. This would create an acute sense of enclosure and visual dominance,