

Attachment D2

Submissions

fundamentally at odds with the established low-rise character of the area. The proposed non-compliant setbacks would intensify this effect, bringing the bulk of the building closer to adjoining properties and amplifying the perception of confinement. Existing outlook, including partial views toward the harbour and the broader district, would be reduced or lost.

Residential amenity in Millers Point is closely linked to its heritage character. The cohesive low-rise roofscape and absence of dominant vertical elements contribute directly to the quality of living experienced by residents. The proposed building would disrupt this established character and materially alter the lived experience of the precinct. The heritage and amenity impacts are therefore inseparable.

6. Public Interest

Millers Point is valued for its cohesive low-rise character and intact heritage streetscapes. Residential amenity in this precinct is closely linked to that character. The significance of the Millers Point Heritage Conservation Area lies not only in individual heritage items, but in the collective reading of terraces, rooflines and streets that together form a shared cultural asset for the people of Sydney and NSW.

The proposed development would materially alter this established character and undermine both the heritage significance and residential environment of this important corner. The proposal provides for just five apartments but would materially impact at least five times that many immediate neighbouring residences. Many more residents within the conservation area would be affected, as well as the wider community for whom this precinct holds historic and social value.

In these circumstances, the balance between private benefit and public impact is plainly disproportionate. A modest increase in dwelling yield for a single site would come at the cost of diminished heritage setting, reduced residential amenity, and erosion of a place of recognised collective significance. The public interest requires that private development outcomes not compromise shared cultural heritage or the established living environment of a much larger community.

For these reasons, the proposal is clearly not in the public interest.

7. Refuse this Development

The proposed development is excessive in height and bulk, incompatible with its heritage context, and demonstrably harmful to the residential amenity of neighbouring properties. It fails to conserve the setting and significance of the Millers Point Heritage Conservation Area and would permanently erode the established low-rise character that defines this precinct.

Approval would prioritise a limited private benefit over the protection of a shared cultural asset and the living environment of a much larger community. In doing so, it would not serve the public interest.

For these reasons, the application should be refused.

Richard Dale

Kent Street, Millers Point

From: Alice Cawte <[REDACTED]> on behalf of Alice Cawte <[REDACTED]> <[REDACTED]>
Sent on: Thursday, February 26, 2026 3:55:03 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 – Development Application D/2026/97

125A Kent Street, Millers Point

I am a resident of Kent Street, Millers Point. I write to object to Development Application D/2026/97.

The proposal would add significant height and bulk immediately behind State Heritage Register listed terraces and within the Millers Point Heritage Conservation Area. In doing so, it would impair the setting and heritage values of the precinct and negatively affect the amenity of neighbouring terrace houses.

1. Heritage Setting – Clause 5.10, Sydney LEP 2012 and Clause 5.10 DCP

The site is within the vicinity of State Heritage Register listed terrace groups and the Millers Point Heritage Conservation Area and forms part of their visual and spatial setting. Under Clause 5.10 of the Sydney Local Environmental Plan 2012, Council must consider the effect of development within the vicinity of a heritage item or heritage conservation site on heritage significance, including setting. The Sydney Development Control Plan 2012 similarly identifies the conservation of heritage significance, including setting, as a core objective.

The existing building sits within the prevailing low-rise scale and does not dominate the adjoining terraces. The proposed extension would rise well above the established terrace roofline and would occupy the site boundary to boundary. It would visually dominate the adjoining State Heritage terraces at the Kent and High Street corner.

That change would alter the established scale hierarchy between the heritage terraces and surrounding development. The terraces would cease to read as the principal-built form at this location. The proposal would therefore diminish the setting of the State Heritage Register listed terraces and weaken the spatial coherence of the Millers Point Heritage Conservation Area.

Compliance with maximum height and floor space ratio controls do not satisfy the separate statutory requirement to conserve the adjacent state significant heritage items and their setting.

2. Scale and Built Form Compatibility

The immediate context of the site is defined by two- and three-storey terrace buildings forming part of the state significant Millers Point Heritage Conservation Area and adjoining State Heritage items.

The proposal would introduce a pronounced step change in height and bulk on a small site with minimal setbacks. The combined effect of increased height, proximity and boundary-to-boundary massing would produce a built form that is not compatible with the established scale of the adjoining heritage terraces.

In heritage contexts, compatibility requires subordination in scale and massing. The proposed built form would not remain subordinate. It would introduce a visually dominant element into a low-rise heritage setting.

3. Amenity Impacts – including privacy - Arising from Scale

Rear built form in this precinct directly affects light, outlook and sense of openness for adjoining terrace dwellings on Kent and High Streets.

The proposed scale and siting would reduce sky exposure to rear rooms and courtyards, increase overshadowing of already constrained private open space, introduce additional overlooking from elevated levels into adjoining rear windows and gardens, and intensify the sense of enclosure created by boundary-to-boundary development.

These impacts would arise from the scale and proximity of the proposal and are inherent in the height and bulk proposed on this constrained site.

4. Site Constraints and Development Control Plan Non-Compliance

The application (Statement of Environmental Effects) identifies extensive non-compliance with the Development Control Plan provisions relating to side and rear setbacks, common open spaces, private open spaces and internal common areas.

These non-compliances confirm that the proposal exceeds the site's capacity to absorb additional bulk while maintaining appropriate heritage and amenity, including privacy, outcomes.

Where acceptable separation and amenity outcomes cannot be achieved, the appropriate planning response is to limit scale. Increasing height and bulk in those circumstances would compound the impact on adjoining heritage terraces.

5. Public Interest and Precedent – Section 4.15 EP&A Act

Under section 4.15 of the Environmental Planning and Assessment Act 1979, Council must consider the likely impacts of the development and the public interest.

The public interest at this location includes conserving the setting of State Heritage Register listed terraces and maintaining the established low-rise scale relationship that defines the Millers Point Heritage Conservation Area.

Approval of this proposal would establish a precedent for additional height and bulk on similarly constrained sites adjoining the Heritage Conservation Area and within the vicinity of State Heritage items. That would incrementally erode the established scale hierarchy that protects the setting of those heritage terraces, which form part of the Millers Point Heritage Conservation Area and are listed on the State Heritage Register.

The Millers Point Heritage Conservation Area and adjoining State Heritage Register listed terraces form part of one of the most intact nineteenth-century harbour-side precincts in Sydney. Their conservation is a matter of significance not only to local residents but to the City of Sydney and to the State of New South Wales.

For that reason, approval would not be in the public interest.

Conclusion

The proposal is fundamentally incompatible with the heritage values of the Millers Point Heritage Conservation Area and would adversely affect the amenity of neighbouring homes.

For the reasons set out above, I respectfully ask that Council refuse this application.

Alice Cawte

From: Harold Kerr <[REDACTED]> on behalf of Harold Kerr <[REDACTED]> <Harold Kerr
<[REDACTED]>
Sent on: Friday, February 27, 2026 6:42:12 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/97 125A Kent Street, Millers Point NSW 2000

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

I write to strongly oppose granting of this DA.

This site is ridiculously constrained and totally inappropriate for the proposed development.

The proposed building is in conflict with the Heritage Precinct and is effectively in the backyard of heritage listed terraces. This proposed construction will overwhelm the adjacent heritage buildings. While the existing building stands at the edge of the Heritage Precinct the DA's given address and right of way on 125 Kent Street are within the precinct.

One must also question the intent of the original granting of a right of way across 125 Kent Street. Were the grounds for granting this right of way simply to provide access to what I understand was originally a service adjunct to the original Esso Building? If so, use of this right of way for access to an apartment building tower is inappropriate and an unacceptable imposition on 125 Kent Street.

Everything about the DA for this constrained site is inappropriate; the boundary to boundary construction is without meaningful building separation, there is excessive height and bulk, these are not only inappropriate for the site but also impact on the privacy, amenity and views of adjacent residences, and the bulk and glass façade will cause undue glare, heat reflection and in winter considerable overshadowing.

This proposed building would be both a blight on the Heritage Precinct, and a grossly unreasonable imposition on surrounding residents.

Yours sincerely
Harold Kerr

From: Peter Fletcher <[REDACTED]> on behalf of Peter Fletcher
<[REDACTED]> <Peter Fletcher <[REDACTED]>
Sent on: Thursday, February 26, 2026 5:35:14 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: 125A Kent Street Development Proposal
Attachments: 125A Kent Street Development Proposal - Fletcher.docx (12.44 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.

Good afternoon,

Please find attached our submission re the proposed 125A Kent Street, Millers Point NSW development proposal.

Yours Sincerely,

Peter & Karen Fletcher
1207/127 Kent Street
Millers Point. NSW. 2000

Objection 125A Kent Street Development Proposal - D/2026/97

We strongly object to the development proposal at 125A Kent Street Millers Point. Our concerns are outlined below.

- The building will cause significant shadowing particularly in winter months to adjacent properties and to the Highgate pool decreasing the enjoyment of the facility for residents. A naturally sunlit pool area will become a dark area requiring electric lighting during daylight hours.
- There will be additional traffic in Gas Lane which is only single lane access. Traffic delays and related additional vehicle noise and exhaust pollution will be inevitable.
- Previously the building in question was used for commercial space with access for a small number of people. The re-design into units with additional height provides for many more people coming and going at all hours of the night which will cause huge problems for both pre-existing and new residents due to the single lane access of Gas Lane.
- The development will be problematic for the heritage listed properties in Kent Street next to Highgate with shadowing and loss of existing views and free air space caused by the scale and size of the new development.

Thank you for considering our concerns.

Regards

Karen & Peter Fletcher
1207/127 Kent Street
Millers Point

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

Sent on: Friday, February 27, 2026 12:31:20 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to 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 Sir/Madam,

SUBMISSION OF OBJECTION – DEVELOPMENT APPLICATION D/2026/97

ADDRESS: 125A Kent Street, Millers Point NSW 2000

PROPOSAL: Adaptive reuse of existing building and construction of a four-part, five-storey extension for a residential flat building containing five apartments.

I am writing to formally object to Development Application D/2026/97. I do so as a long-term resident of 127 Kent Street, living in proximity to the subject site.

I am not opposed to development in principle. However, this particular application represents a fundamental overdevelopment of an inherently constrained site. It fails to meet the core objectives of the Sydney Local Environmental Plan 2012, is inconsistent with the Apartment Design Guide, and will cause unacceptable and permanent harm to the amenity of neighbouring properties and the heritage character of Millers Point.

My objections are set out below.

1. The Proposal Represents a Clear Overdevelopment of an Inadequate Site

The subject site has a total area of approximately 153m² and a primary frontage to Jenkins Street of approximately 6.53 metres. To propose a five-storey, four-part residential building on such a footprint is entirely inappropriate. The design proposes boundary-to-boundary construction with no meaningful setbacks. This is inconsistent with the character of the locality and fails to achieve the context-sensitive design outcomes required by the Sydney LEP. A site of this size simply cannot accommodate a building of this scale without causing significant and unreasonable harm to its surroundings.

2. The Impact on Residential Amenity Is Unacceptable

As a resident of 127 Kent Street, I am directly affected by this proposal. The apartments at 127-153 Kent Street were purchased, in many cases, for their access to north-facing sunlight and their views. These attributes are fundamental to the desirability and value of these homes.

The proposed five-storey extension will rise directly to the north of our building. It will permanently block solar access and views that residents have reasonably expected to enjoy. This constitutes a severe and unreasonable loss of amenity. Furthermore, the complete absence of building separation will result in direct overlooking into the living spaces of dozens of apartments. This fails to satisfy the privacy requirements of the Apartment Design Guide and represents a significant diminution of residential quality of life.

3. The Proposal Will Adversely Affect the Adjacent Heritage Conservation Area

The site shares a boundary with four terraces located within a designated Heritage Conservation Area. The proposed development is a five-storey structure with no articulation, no transition, and no setback from the adjacent heritage conservation area. The result will be an extreme and visually jarring difference in scale, with the new development towering over and dominating its neighbours. This will irrevocably erode the historic character of the Millers Point streetscape and the conservation area more broadly. The LEP requires that development protect and enhance heritage significance. This proposal does the opposite.

4. Construction and Ongoing Traffic Impacts Have Not Been Adequately Addressed

The primary access to the site is via Jenkins Street, a narrow laneway that serves as the sole vehicular access point to the secure, gated car parks of hundreds of residents at 127-153 Kent Street, 155 Kent Street, and 161 Kent Street. This laneway is wholly unsuited to the demands of construction traffic, including heavy vehicles, concrete trucks, and other large equipment. The application does not adequately address how these impacts will be managed. The construction phase will inevitably cause significant disruption, safety risks, and frustration for residents. Moreover, the permanent increase in vehicular movements generated by five new apartments will continue to negatively affect the amenity and functionality of this quiet residential lane well into the future.

Conclusion

This application has been assessed against the relevant planning instruments and, in my view, it fails on multiple fronts. It does not achieve acceptable design outcomes. It does not protect the amenity of neighbouring properties. It does not respect the heritage character of Millers Point. And it does not adequately address the practical realities of its location.

I urge the City of Sydney Council to refuse Development Application D/2026/97 in its entirety.

Regards,

Augustine Goh

From: Selina Maanmuslin Wong <[REDACTED]> on behalf of Selina Maanmuslin Wong
<[REDACTED]> <Selina Maanmuslin Wong <[REDACTED]>
Sent on: Thursday, February 26, 2026 11:42:02 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Objection_D/2026/97_125 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 City of Sydney,

I hope this email finds you well.

My name is **Selina Wong**, and I am the **owner of Suite 2408 at 127 Kent Street, Millers Point, NSW 2000, Australia**. I am writing to express my serious concerns regarding the recent development proposal for our area, which constitutes significant overdevelopment.

Here are the main points of my concern:

1. The proposed design is inconsistent with the area's guidelines and exceeds the acceptable height and bulk guidelines.
2. It fails to meet the objectives outlined in the Sydney Local Environmental Plan (LEP) 2012, particularly in protecting neighbouring properties and ensuring high-quality, context-sensitive design.
3. The boundary-to-boundary construction without proper setbacks is inappropriate for this inner-city location and will overshadow and dominate adjacent buildings.
4. The tower will cause substantial overshadowing, especially during winter, significantly reducing sunlight to nearby apartments and outdoor areas beyond acceptable limits.
5. There is a lack of meaningful separation between buildings, leading to direct overlooking into neighbouring living spaces and a severe loss of privacy.
6. The proposal does not comply with the Apartment Design Guide (ADG) requirements for privacy distances, natural ventilation, or private open space.
7. The monolithic glass façade and absence of articulation present a stark, reflective appearance that does not harmonise with the surrounding built form.
8. This development would visually overpower adjacent heritage buildings and detract from the historic character of the Kent Street streetscape.
9. There are concerns about glare, heat reflection, and wind tunnelling arising from the glass tower design, which would make the street less comfortable and unsafe for pedestrians.
10. Numerous claims in the architect's are misleading, particularly regarding context, privacy, amenity, and scale, as they do not align with the actual design outcomes.
11. - The focus of the proposal is on maximising development yield rather than achieving design excellence and compliance with the Development Control Plan (DCP) and ADG objectives.

Overall, I believe this project would unacceptably harm neighbouring amenities, undermine the area's characterarea'snegatively impact public domain conditions.

Additionally, please dismiss the DA process at your earliest convenience.

Thank you for considering these concerns.

Kindest regards,
Selina Wong

Selina Wong CPA

iPhone: [REDACTED]

Email: [REDACTED]

The contents of this email are confidential and may be legally privileged. Please notify us by email and delete it from your system if you are not the intended recipient. Please do not use this email or disclose its contents to anyone. Email communications cannot be guaranteed to be error or virus-free. We do not accept liability for any error or damage that may arise.

From: Valda Darin <[REDACTED]> on behalf of Valda Darin <[REDACTED]> <Valda Darin <[REDACTED]>
Sent on: Thursday, February 26, 2026 9:04:36 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: 125A Kent Street Development Proposal - D/2026/97
Attachments: 125A Kent Street-Submission Letter.docx (31.22 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 Sir/Madam,

Please refer to attached letter objecting this Proposal.

Regards,
Valda Darin

26 February 2026

CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001

By email:

dasubmissions@cityofsydney.nsw.gov.au

Dear Sir/Madam,

125A Kent Street Development Proposal – D/2026/97 - Add a 5 Level Construction.

I refer to the above-mentioned Development Proposal. I vehemently oppose this Proposal for the following reasons:

- 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.

I urge you to take the above matters into consideration. I request a written response to my submission.

Sincerely,
Valda Darin

Apartment 2601

127 Kent Street

Millers Point NSW 2000

From: Nasrin Adel <[REDACTED]> on behalf of Nasrin Adel <[REDACTED]> <Nasrin Adel
<[REDACTED]>
Sent on: Thursday, February 26, 2026 5:23:31 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: 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.

Dear madam , sir

I am sorry to see the over development of my neighbourhood 125 A Kent Street.

I have been living in Highgate for few years now and I chose this residence as it was not over crowded like the rest of CBD of Sydney and having more privacy and getting my sunshine in the winter months for few hours in a day and as I am in my later stags of life I have problems with glares and noise and this project is going to increase all these problems and defeat the purpose of my choice in making my home in Highgate building.

So please I ask you do not allow this project to go ahead with it's over extension.

Yours kindly

Nasrin Adel

127 Kent St.

Millers Point

Sent from my iPhone

From: <[REDACTED]>
Sent on: Thursday, February 26, 2026 8:02:48 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Development Application D/2026/97
Attachments: 125A Kent Street.docx (14.6 KB)

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

Please accept my letter regarding development application D/2026/97.

Regards

Gayle Devine

Gayle Devine
223/82 Boundary Street
Brisbane Qld 4000

26 February 2026

CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001

Re: D/2026/97

Dear CEO

I wish to make you aware that I oppose the development application D/2026/97 at 125A Kent Street, Sydney.

I have lived and owned a property at 127 Kent Street, Sydney since 1995. The development proposal represents clear overdevelopment of a constrained site, with excessive height, bulk, and boundary-to-boundary construction that is out of character with the area. It fails key Sydney LEP 2012 and ADG objectives by not protecting neighbouring amenity, providing no meaningful setbacks or building separation, and causing unacceptable privacy loss and overshadowing—especially in winter.

The largely unarticulated glass façade would appear stark and reflective, overwhelm nearby heritage buildings, and negatively alter the Kent Street streetscape. The design also raises concerns about glare, heat reflection, and wind impacts at street level.

Claims in the Design Statement about context, scale, privacy, and amenity are inconsistent with the actual outcomes, and the scheme appears driven by yield rather than design quality.

Overall, the development would significantly harm neighbouring amenity, heritage character, and public domain conditions, and should be refused or substantially redesigned with reduced height and increased setbacks.

Sincerely

Gayle Devine
Tel. [REDACTED]
[REDACTED]

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

Sent on: Thursday, February 26, 2026 3:49:52 PM

To: council@cityofsydney.nsw.gov.au

Subject: Objection to reference D2026/97 SITE ADDRESS 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 Mr MacKay,

Thank you for your letter of 5th February advising of this “adaptive reuse” application and for the opportunity to comment.

My objection to this application is twofold. The building profile as it currently stands is inoffensive because it is largely hidden. This will not be the case if, as proposed, a modern structure appears above the roofline of terraces of Kent St or High Street. Millers Point is an historic precinct, one of very few in the city. Its historical, architectural integrity must be preserved and protected. I do not subscribe to the view that they can heritage architecture be successfully mixed with modern additions either on top or juxtaposed.

The modern addition to the top of the Palisades Hotel nearby and the offices built among the terraces on Kent St between High Street and Argyle Street are eyesores in my view that I would hope would not be repeated.

Furthermore, there is no workable vehicular access, let alone space for large trucks or cranes to be able to build this proposed extension. Jenkins Street is the only access for garage users for the northern garage of Highgate. There is no room for even a parked car.

I hope this impractical, ugly proposal is rejected.

Yours sincerely,

Anne Keating

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

Sent on: Thursday, February 26, 2026 6:12:32 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.

Dear Ms Jones,

I would like to **object** to the proposed construction of the said location with reasons below:

- Privacy concern - the added 5 stories to an existing 3 story building is right behind the State Heritage Listed houses , it is deemed to be too close between the houses and the building which raise privacy concerns to the owners in both properties.
- There is a lack of building separation
- The proposed design is out of context with the surrounding heritage properties
- The area has already become overcrowded with overdevelopment of residential and commercial properties. The development will add further negative impact to the existing residents in the surrounding area.
- The quality of living of the nearby residents will be affected. For example, there will be increased sun glare (reflected by the glass exterior of the proposed building), the residents may need to draw their curtains all the time with the new floors being so close to their home.

Please consider the above concerns when assessing the above mentioned submission.

Kind Regards,
Lydia.

From: Wine Knight Consulting Australia <[REDACTED]> on behalf of Wine Knight Consulting Australia <[REDACTED]> <Wine Knight Consulting Australia <[REDACTED]>
Sent on: Friday, February 27, 2026 9:21:38 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Opposition DA 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 whom it may concern,

I, Dennis Han, resident of 1909/127 Kent St Millers Point, here to submit my opposition to DA application D/2026/97.

125A Kent St is too close to 127 Kent St, and this boundary to boundary construction and overshadowing to our building has serious negative impact to us and to the environment nearby. The proposed overdevelopment also exceeds the height and not consistent with the neighbourhood.

Please consider this opposition. Thank you.

Regards
DennisHan

From: Elizabeth L Jones <[REDACTED]> on behalf of Elizabeth L Jones
<[REDACTED]> <Elizabeth.L.Jones@[REDACTED]>

Sent on: Friday, February 27, 2026 9:54:47 AM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>

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

Hi,

Could you please ensure the below submission is saved in trim.

Thanks
Liz

From: Anny Pires Rios <[REDACTED]>
Sent: Wednesday, 25 February 2026 4:58 PM
To: Elizabeth L Jones <[REDACTED]>
Subject: FW: D/2026/97 - 125A Kent Street over development

Hi Elizabeth,

Please find below an objection to D/2026/97 as well as the response given by OLM as a form of FYI.

Thank you.

Kind regards,

Anny Pires Rios
Customer Service



Telephone: 02 9265 9333
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: Anny Pires Rios
Sent: Wednesday, 25 February 2026 4:51 PM
To: [REDACTED]
Subject: RE: D/2026/97 - 125A Kent Street over development

Dear Savic-Urosevic family,

The Lord Mayor has asked me to let you know she's received your email about D/2026/97 for 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 at 125A Kent Street MILLERS POINT NSW 2000.

The Lord Mayor cannot make any further comment as this application is being assessed by the City's Planning staff and we must ensure the development assessment process is impartial.

I have forwarded your email to Elizabeth L Jones, the City Planner coordinating the assessment of this proposal. Elizabeth will consider your comments and contact you if she needs to discuss the issues you have raised.

The City will advise all those who made submissions on the application if it's listed at a public meeting which you can attend.

If you would like to speak with a Council officer about this application, you can contact Elizabeth on 9265 9333 or at [REDACTED]

Kind regards,

Anny Pires Rios



Telephone: 02 9265 9333
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: Slav U <[REDACTED]>
Sent: Tuesday, 24 February 2026 11:11 PM
To: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; Dr Vesna <[REDACTED]>
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

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 council@cityofsydney.nsw.gov.au 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: Christopher Biviano <[REDACTED]> on behalf of Christopher Biviano
<[REDACTED]> <Christopher Biviano <[REDACTED]>

Sent on: Friday, February 27, 2026 10:24:39 AM

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.

Rebecca Couani
U808 High Gate
127 Kent Street
Millers Point, NSW, 2000
[REDACTED]

Dear Sir or Madam,

I have lived in a west facing High Gate Apartment for 27 years and the last 12 have been filled with torment as each subsequent development consumed my harbour view and eroded my property value. The 125A Kent Street development (D/2026/97) would indelibly impact my quality of life and those who reside in the High Gate building.

Please take into consideration the sustained over-development of the area and what impact further development in such a confined space will have on the liveability of the long suffering residents of High Gate.

Jenkins Street is now a hub of commotion during peak hours, when before it was a safe, secluded road leading to my building's carpark. Further development would only exacerbate it.

Additionally, the development in question does not align with the Millers Point Conservation Area and would tarnish the views of multiple low level, north facing apartments in High Gate.

Sincerely,

Rebecca Couani

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

<[REDACTED]> <Gillian.Jenkins@[REDACTED]>

Sent on: Friday, February 27, 2026 10:12:57 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection: 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.

Dear Sir/Madam

Ref: 125A Kent St Development Proposal

I am writing to register my objection to the above development application.

The proposal represents serious overdevelopment of an already confined & access restricted site.

Due to the location of the site, there will be potential restrictions to access and parking for residents, significantly impacting existing residents of neighbouring properties – especially during construction.

The close proximity of the construction to neighbouring properties is unsuitable for this inner-city location and will dominate & overshadow adjoining historic buildings, and will lead to lack of privacy for the tenants of the lower levels of adjacent high rise buildings.

The development, as proposed, would have detrimental effects on surrounding amenity, heritage values, and local access conditions. It should not be approved unless it is fundamentally redesigned to lower its scale, introduce meaningful setbacks, and better integrate with its surroundings.

Thank you for considering this submission.

Regards

Gillian Jenkins

127 Kent St, Millers Point

Gillian Jenkins

Product Manager

Rhodian Group Pty Ltd

The Commons, Lvl 4, 32 York Street,
Sydney, NSW 2000

M: [REDACTED]

E: [REDACTED]

W: [REDACTED]

RHODIAN

Venture. Collectively.

Batch

HALO

Marinex

scope

sync

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From: Paul Alexander <[REDACTED]> on behalf of Paul Alexander
<[REDACTED]> <Paul Alexander <[REDACTED]>
Sent on: Friday, February 27, 2026 9:59:36 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to Development Proposal D/2026/97
Attachments: Objection.docx (20.83 KB)

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

Please see attached submission.

Paul Alexander
[REDACTED]

Paul Alexander
Unit 2005, 127-153 Kent Street
Millers Point NSW 2000
Ph. [REDACTED]

27 February 2026

CEO
City of Sydney
GPO Box 1591
SYDNEY NSW 2001
By email: dasubmissions@cityofsydney.nsw.gov.au

Dear sir/madam,

Objection to Development Proposal D/2026/97

I wish to make this submission to object to the proposed development D/2026/97 at 125A Kent Street Millers Point. I have lived at 127 Kent Street for more than 5 years and love the area.

I believe the proposal is for an over development of the site, too big and high to fit in with the existing streetscape. It has no setbacks, and will dominate and overshadow surrounding residential premises, including causing loss of privacy. I believe the design is not in accordance with the objectives of Sydney LEP 2012, nor does it meet the Apartment Design Guide requirements for ventilation, privacy, or open spaces. It does not protect the amenity of neighbouring properties and is not a high quality, locally appropriate design. The glass façade does not fit the existing streetscape, and will be reflective and ugly, causing glare and heat reflection.

In summary, the proposal should be rejected or modified to address these issues.

Please do not hesitate to contact me should you require more information.

Yours sincerely

[REDACTED]
Paul Alexander
[REDACTED]

From: Vin Acton <[REDACTED]> on behalf of Vin Acton <[REDACTED]> <Vin Acton <[REDACTED]>
Sent on: Friday, February 27, 2026 9:04:59 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Fwd: Development Application 125A Kent St. D/2026/97

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Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 26 February 2026 at 11:50:51 am AEDT
To: dasubmissions@cityofsydney.nsw.gov.au, Vincent Acton <[REDACTED]>
Subject: Development Application 125A Kent St.

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: Trevor Mudge <[REDACTED]> on behalf of Trevor Mudge
<[REDACTED]> <Trevor Mudge <[REDACTED]>
Sent on: Friday, February 27, 2026 8:19:42 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Trevor Mudge <[REDACTED]>
Subject: DA 125A Kent Street
Attachments: Sydney City Council - DA 125A Kent Street.docx (41.68 KB)

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

Please find a submission on the above
Dr Trevor Mudge

Dr Trevor Mudge
Dr Jane Mudge

Unit 1807
Highgate
127 Kent
-



CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001

26 February 2026
By email

Dear Chief Executive Officer.

125 Kent Street Development Proposal

I write to voice my strong objection to this extraordinary development proposal. One wonders why its proponents have even gone to the trouble, although their trouble is certainly somewhat limited so far, judging by the documents we have seen and their paucity of detail. This really should not have seen the light of day.

It is hard to know where to start:

Serious Overdevelopment.

Too much height and bulk in a very sensitive heritage area

Lack of Boundary Separation

No real setback for the proximity to the balconies and view of the adjoining buildings.

Impossible to Build

There is only a pedestrian access path from Kent Street and a narrow one way lane, Jenkins Street, which services car parks, removals and building and maintenance for Highgate.

Loss of Amenity

The loss of amenity to its neighbours, in terms of view, overshadowing and the harassment of prolonged building due to access would be unprecedented in the area.

Glass Cladding

The extensive use of glass brings concerns about reflection, heat and wind tunnelling, to name but a few.

Sydney LEP 2012

To say the development fails these is understatement. Nothing it seems complies in any sense.

Please decline this proposal with the speed and certainly it deserves. If it ever came to Land and Environment Jurisdiction, it would be laughed out of court as an embarrassment to all.

Yours Faithfully

Dr Trevor Mudge

MBBS, FRCOG, FRANZCOG, DARP&S, FAMA, GAICD.

From: judy tuck <[REDACTED]> on behalf of judy tuck <[REDACTED]>
<[REDACTED]>
Sent on: Friday, February 27, 2026 10:47:20 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA number4 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 Mr. Bill MacKay Re 125A Kent Street development proposal

I am a resident living in the Highgate building and I cannot believe this submission would have even been considered by council. This is such overdevelopment Of a constricted site and would cause massive noise and traffic issues.

I am strongly opposed to this development.

Judith Tuck
Highgate 127 Kent Street, Millers Point

From: Paul Upham <[REDACTED]> on behalf of Paul Upham <[REDACTED]> <Paul Upham <[REDACTED]>
Sent on: Friday, February 27, 2026 11:41:52 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/97 - 125A Kent Street objection

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: City of Sydney CEO,

I email to object to the proposed development D/2026/97 of 125A Kent Street.

The proposal is out of scale and context with the rest of the Millers Point precinct.

The proposed eight storey tower will create significant negative visual impacts for the surrounding residents, particularly the heritage terraces on the northern and eastern sides of the site. Shading and loss of sunlight will also be a negative loss for neighbours.

Resulting traffic issues created in Jenkins Street will be a negative impact for existing residents in The Georgia, The Stamford Marque and Highgate apartment buildings.

City of Sydney is asked to reject this development proposal on the basis of its overall negative impacts on the local area and its residents..

Thank you.

Regards,

Mr Paul Upham
1 Copeland Road
Engadine NSW 2233
phone - [REDACTED]

From: Peter McNally <[REDACTED]> on behalf of Peter McNally <[REDACTED]> <Peter McNally <[REDACTED]>
Sent on: Friday, February 27, 2026 11:19:01 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to DA - 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.

I wish to express my objection to the proposed development (DA/2026/97) on Kent Street.

I support sensible development in this area. Growth is inevitable and, when done properly, can improve the street and the city. The problem here is not development itself — it is the scale and form of what is being proposed.

In my view, this project is simply too big for the site and out of character with its surroundings.

My concerns are as follows:

- The building is excessive in height and bulk for a confined site. It would introduce a scale that does not reflect the existing character of Kent Street and would stand out for the wrong reasons.
- Building from boundary to boundary, with no meaningful setbacks, creates an overbearing wall of development. Rather than fitting into the street, it would dominate it.
- The level of overshadowing is significant, particularly in winter. Nearby apartments and outdoor areas will lose sunlight to a degree that goes well beyond minor impact.
- The separation between this building and its neighbours is inadequate. Directly overlooking into living areas is unavoidable under the current design, resulting in a clear and unreasonable loss of privacy.
- The proposal appears not to meet key Apartment Design Guide requirements, particularly around privacy distances, ventilation and usable private open space. These standards exist for a reason.
- The façade treatment — largely glass with little variation — will present as a stark, monolithic tower. It does not reflect the finer detail and material character of surrounding buildings.
- The scale and visual impact of the tower would overwhelm nearby heritage buildings and diminish the established character of the Kent Street streetscape.
- A highly glazed structure of this scale also raises concerns about glare, reflected heat and wind impacts at street level. These are practical issues that affect everyday comfort and safety, not only for residents but for workers and other visitors to this historic precinct
- The Design Statement suggests the building responds appropriately to context and protects amenity. When reading the plans, that is difficult to accept. The actual outcomes shown do not align with those claims.
- Overall, the proposal feels driven by maximising floor space rather than producing a well-considered building that genuinely respects its setting and neighbours.

For these reasons, I ask that Council refuse the application in its current form.

Peter McNally

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

<[REDACTED]> <Mukta Nijhawan <[REDACTED]>

Sent on: Friday, February 27, 2026 11:48:58 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.

Dear Sir/ Madam,

We strongly disagree with the the development of the building for various reasons;

- 1.The views would be blocked & totally spoil the aesthetic outlook - not to mention valuations of all apartments will be affected, absolutely unacceptable!!
2. Noise & further congestion on roads . Already parking can be an issue for guests etc .
3. Noise from construction, been putting up with all levels on surrounding Barangaroo as it is & that still hasn't finished !!
4. The light / sunshine will be diminished too.

We hope the above points will be taken into consideration & the development will not be processed any further.

Warm regards
Mukta Nijhawan
Sanjay Nijhawan

Sent from my iPhone

From: Maryann Knight <[REDACTED]> on behalf of Maryann Knight
<[REDACTED]> <Maryann Knight <[REDACTED]>
Sent on: Friday, February 27, 2026 11:17:17 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Simon Knight <[REDACTED]>
Subject: FW: D/2026/97 125A Kent Street Development Proposal
Attachments: DA 2026-97 Objection by MS Knight 20260227.docx (17.1 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 CEO and Submissions Department

Please find our objection letter attached and replicated below in case of any issues with the attachment.

CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001
Sent via email
D/2026/97 125A Kent Street Development Proposal

Dear Madam/Sir,

Thank you for the opportunity to comment on the above proposal. Given the site's historical significance and sensitive urban context, we believe the development requires a more considered design approach to protect surrounding amenity and character.

We strongly object to the proposal for the following reasons:

- The scale, bulk, height, and façade treatment are inappropriate for this historically significant and constrained location.*
- Insufficient setbacks result in an overdeveloped outcome that dominates the surrounding area.*
- The development will significantly reduce privacy and amenity for existing residents on High Street and Kent Street, particularly for lower-level apartments in the Highgate building.*
- Noise impacts from the proposed rooftop area will further diminish residential amenity for adjoining properties.*
- The proposed tower will cause substantial overshadowing, especially during winter months, resulting in unacceptable loss of sunlight to nearby apartments and outdoor spaces.*
- The monolithic glass façade is inconsistent with the local character and will to cause heat glare, adversely affecting nearby dwellings and increasing cooling requirements during summer.*

We request that these concerns be carefully considered as part of the assessment process.

Kind regards

*Simon Knight Maryann Knight
Highgate
Unit 1105 127 Kent Street
Millers Point*

***** IMPORTANT MESSAGE *****

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Highgate
Unit 1105 127 Kent St
Miller Point NSW 2000

27/February 2026

CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001

Sent via email

D/2026/97 125A Kent Street Development Proposal

Dear Madam/Sir,

Thank you for the opportunity to comment on the above proposal. Given the site's historical significance and sensitive urban context, we believe the development requires a more considered design approach to protect surrounding amenity and character.

We object to the proposal for the following reasons:

- The scale, bulk, height, and façade treatment are inappropriate for this historically significant and constrained location.
- Insufficient setbacks result in an overdeveloped outcome that dominates the surrounding area.
- The development will significantly reduce privacy and amenity for existing residents on High Street and Kent Street, particularly for lower-level apartments in the Highgate building.
- Noise impacts from the proposed rooftop area will further diminish residential amenity for adjoining properties.
- The proposed tower will cause substantial overshadowing, especially during winter months, resulting in unacceptable loss of sunlight to nearby apartments and outdoor spaces.
- The monolithic glass façade is inconsistent with the local character and is likely to cause heat glare, adversely affecting nearby dwellings and increasing cooling requirements during summer.

We respectfully request that these concerns be carefully considered as part of the assessment process.

Kind regards,

Simon Knight Maryann Knight

From: Annette Brush <[REDACTED]> on behalf of Annette Brush <[REDACTED]> <Annette Brush <[REDACTED]>
Sent on: Friday, February 27, 2026 11:44:53 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/97 - 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 would like to express *my objection to D/2026/97 125A Kent Street Development Proposal*. I would like to request that you look at this proposal to protect the amenity of neighbouring properties and achieve high-quality, context-sensitive design.

My objections to this site are as follows.

- the architect's *Design Statement regarding context, privacy, amenity and scale are misleading* in that they do not align with the actual design outcomes.

- the glass tower design creates *concerns about glare, heat reflection and wind tunnelling*, making the street less comfortable and safe for pedestrians.

- there are families, elderly, children and people with disabilities who enter and exit the surrounding buildings multiple times of the day and this proposal if it went ahead, *would create significant traffic issues* to this dead-end street.

- the proposed *8 level tower is an overdevelopment of a confined site* and would visually *overwhelm adjacent heritage* buildings and would affect the historic Kent Street streetscape.

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

- There is *no meaningful building separation* which will result in direct overlooking into neighbours' living spaces and severe loss of privacy.

- The tower *will cause overwhelming overshadowing*, particularly in winter which will reduce sunlight to nearby apartments and outdoor areas well beyond acceptable limits.

In summary, the project would *unacceptably harm neighbouring amenity, heritage character and public domain conditions* and should therefore be refused or fully redesigned especially in regard to reducing height and increase set backs.

Regards,
Annette

From: Ken Moon <[REDACTED]> on behalf of Ken Moon <[REDACTED]> <Ken Moon
<[REDACTED]>
Sent on: Friday, February 27, 2026 11:59:25 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.

Dear Sir

I have some objections to the proposal to increase the height of 125a Kent Street Millers point
The premises are in a cul-de-sac and access to the site would make it very difficult for the buildings that have car park and builders access in Jenkins Street to cope.
The increase in height would disadvantage the outlook for quite a number of appartements in the property at 127 Kent Street
Yours faithfully
Kenneth John Moon
1102/127 Kent Street
Millers Point
NSW 2000

From: Judy Hyde <[REDACTED]> on behalf of Judy Hyde <[REDACTED]> <Judy Hyde <[REDACTED]>
Sent on: Friday, February 27, 2026 12:39:12 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to DA 125A Kent Street Millers Point
Attachments: Objection 125A Kent Street Millers Point.docx (20.2 KB)

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

Dear City of Sydney Council Development Assessment Team,

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

De Judy Hyde
1705/127 Kent Street
Millers Point NSW 2000
[REDACTED]

OBJECTION – DA/2024/2639931

125A Kent Street, Millers Point

Submitted by: Dr Judy Hyde

Date: 27 February 2026

Contact: [REDACTED]

To the City of Sydney Council Development Assessment Team,

I object to this proposal on clear planning grounds under the Environmental Planning and Assessment Act 1979.

1. Heritage Harm

The site sits immediately adjacent to State-listed heritage items within Millers Point.

Under Sydney Local Environmental Plan 2012 Clause 5.10, Council must protect not only heritage items but their **setting**.

This proposal introduces excessive height and bulk directly behind heritage terraces, fundamentally altering that setting.

That impact has not been adequately justified.

2. No Design Excellence

Clause 6.21 requires design excellence before consent can be granted.

This proposal fails that test:

- Zero setbacks to boundaries
- Blank walls and excessive bulk
- Poor relationship to adjoining buildings
- Significant privacy and amenity impacts

This is not design excellence—it is maximised envelope.

3. Unjustified Departures from Controls

The development:

- Exceeds height expectations
- Provides **nil setbacks** where 2m is required

- Fails private open space requirements

These are not minor variations—they go to the core of amenity and urban form.

No sufficient environmental planning grounds have been demonstrated to justify them.

4. Severe Amenity Impacts

The proposal creates:

- Direct overlooking from rooftop and upper levels
- Enclosure due to boundary-to-boundary walls
- Likely noise impacts from plant and communal areas
- Poor internal amenity for future residents

These outcomes conflict with the Apartment Design Guide and Sydney Development Control Plan 2012.

5. Public Interest

This is a constrained, heritage-adjacent site in one of Sydney's most sensitive precincts.

Approving a development of this scale and intensity would set a damaging precedent for similar sites.

Conclusion

This proposal:

- Fails to conserve heritage setting
- Does not achieve design excellence
- Relies on unjustified non-compliances
- Creates unacceptable amenity impacts

It should be refused.

Yours sincerely,

Dr Judy Hyde

1705/127 Kent Street Millers Point, NSW 2000

Phone 



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

Sent on: Friday, February 27, 2026 2:13:39 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Kathryn Ray Bowman <[REDACTED]>

Subject: Re D/2026/97- Kent St. Millers Point Sydney 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.

At a basic level, we have a fundamental objection to the short timeframe given for residents to make their way through over 200 pages of documents for this development.

Regarding the DA itself, and as owners of Apt 907 127 Kent St. (Highgate), we do not believe the development should be allowed to proceed for a number of critical reasons:

1. The lack of provision of car parking will result in at least another 15-20 motor vehicles (allowing for visitors) requiring street parking, when Kent Street is already well over capacity from a street-parking perspective. And there would be potential for increased obstruction of the Fire Station access.
2. It will to the risk of accidents with so many more vehicles likely to be doing U turns on kent St., whereas all apartments in Highgate have their own internal car spots with direct drive-in/out access.
3. And because of lack of car parking, it will lead to regular blockage and traffic congestion in Jenkins St. with cars being unable to turn. This is the key vehicular access point for most of Highgate residents. I just recently had to allow a large RAM Ute into Highgate car park to turn because he could not manage to turn on Jenkins St. And, because they will be unable to turn, they will have to dangerously reverse the whole length of Jenkins St. putting all Highgate, Georgia and Stamford Marquee, pedestrian residents at risk (many of whom are elderly).
4. The development will create significant shadowing onto existing apartments in Highgate, particularly later in the afternoon and evening, and over many heritage cottages.
5. It will also create significant shadowing over the large swimming pool sky-light for Highgate - the brightness of that pool amenity area in Highgate is one of the most important features of Highgate. Not to mention the incongruity of the large glass facade of the common area compared with the heritage cottages it overlooks.
6. Whilst we are not in one of the immediately impacted apartments, it is grossly unfair to the owners of the lower floor apartments on that corner of the building. It will virtually eliminate their view due to the closeness of the development at only 7.8m away. Despite the much larger size of the other Barangaroo buildings in the area, they are sufficiently far enough away not to close out viewing angles. And not to mention probably a 25/30% reduction in value - grossly unfair.
7. Finally, all of Highgate residents and other residents in the area are very proud of the heritage nature of the Kent St. precinct. To add 5 levels onto this building - squeezed into such a small area, poking up like a middle-finger to the neighbourhood, butting directly up against at least 2/3 heritage houses, and over-shadowing many more, is almost a case of heritage vandalism.

And, as the application itself notes, this development will **impact on 274 residences** - that in itself is evidence enough that this development should not proceed.

We respectfully ask 'City of Sydney' - which has had a great reputation for protection of heritage and residential rights

over many years - to decline this application.

Kind regards

Patrick Lynam/Kathy Bowman

.

From: Hock Goh <[REDACTED]> on behalf of Hock Goh <[REDACTED]> <Hock Goh <[REDACTED]>>
Sent on: Friday, February 27, 2026 2:32:40 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to 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 Sir/Madam,

SUBMISSION OF OBJECTION – DEVELOPMENT APPLICATION D/2026/97 for 125A Kent Street, Millers Point NSW 2000

We write to lodge a formal objection to Development Application D/2026/97. We are residents at 127 Kent Street, residing on the 8th floor above neighbouring apartments that adjoin the subject site. From this elevated position, we are acutely aware of the proposal's likely impacts on outlook, light penetration, privacy and the broader streetscape. This proposal is fundamentally an inappropriate response to its constrained context. In our view, it represents an excessive scale of development for a small and sensitive site and will produce enduring adverse impacts on nearby residents and the established character of Millers Point.

Our concerns are outlined below.

1. Inappropriate Bulk and Scale for a Narrow, Constrained Lot

The site is exceptionally limited in width and overall area, yet the proposal introduces a five-storey extension built effectively boundary-to-boundary. From my level, the cumulative bulk is particularly apparent: the height and massing will visually crowd the northern outlook of our building and present as an abrupt vertical wall rather than a contextual addition. A development of this height and depth on such a narrow parcel does not demonstrate a sensitive or proportionate design response and fails to respect the fine-grained scale that characterises surrounding development.

2. Significant Impacts on Outlook, Daylight and Sky Visibility

Living on the upper floor, the current open northern aspect provides an important sense of openness, sky visibility and access to daylight across living areas and balconies. The proposed extension will substantially reduce this openness by introducing a dominant structure directly opposite our building. Even where total sunlight is not fully eliminated, the perceived enclosure and loss of expansive outlook will materially diminish residential amenity. These impacts are not minor; they will be permanent and felt across multiple levels of the adjoining building.

3. Heightened Overlooking and Privacy Concerns

At upper levels, residents rely heavily on a reasonable expectation of visual privacy. The proposed building, with habitable room windows and balconies facing towards existing apartments, will create new direct sightlines into living rooms, bedrooms and private outdoor spaces. This degree of mutual overlooking is inconsistent with accepted privacy principles and will force residents to rely on blinds and screening, thereby further reducing natural light and outlook.

4. Adverse Relationship to the Heritage Context

The site sits adjacent to historic terraces within the conservation area. The proposed form does not appear to provide a meaningful transition in height or articulation to respond to this context. Instead, the new extension reads as a monolithic insertion that will loom above and visually dominate the neighbouring heritage buildings. Such an outcome risks eroding the established streetscape rhythm and undermining the distinctive historic qualities that define this precinct.

5. Construction Disruption and Ongoing Access Constraints

The subject property's address is currently 125A Kent Street but for all intents and purposes, human and vehicular access in practice will be via the narrow laneway off Jenkins Street, which already functions as the sole or main

functional access point for at least eight (8) buildings in the immediate vicinity:

Residential buildings:

1. 127-153 Kent Street
2. 139 Kent Street
3. 157 Kent Street

Mixed use residential buildings:

4. 167 Kent Street
5. 187 Kent Street

Commercial buildings:

6. 201 Kent Street
7. 36 Hickson Road
8. 30 Hickson Road

From experience, even minor obstructions in this lane create congestion and safety concerns. A project of this scale will inevitably require frequent heavy vehicle movements, crane operations and material deliveries, placing sustained pressure on an accessway not designed for such use. The application does not convincingly demonstrate how safe and continuous access for existing residents and occupants will be maintained during construction, nor how additional long-term vehicle movements will be accommodated without degrading the amenity of this quiet residential environment.

Conclusion

For the reasons above, we consider that the proposal is excessive in bulk, detrimental to outlook and privacy, insensitive to the surrounding heritage context, and highly likely to cause ongoing access and amenity issues for neighbouring residents. These impacts are amplified for upper-level occupants such as ourselves, who will experience a pronounced loss of openness and visual amenity.

Accordingly, we respectfully request that the City of Sydney Council refuse Development Application D/2026/97.

Yours faithfully,

Hock Goh
Terence Yong
Adeline Goh

From: Paul Upham <[REDACTED]> on behalf of Paul Upham
<[REDACTED]> <Paul Upham <[REDACTED]>
Sent on: Friday, February 27, 2026 2:10:52 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/97 - two letters attached
Attachments: 125A Kent Street Koifman Highgate apt 702 270226.pdf (38.31 KB), 125A Kent Street Bayfield Highgate apt 806 270226.pdf (30.85 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.

Two submission letters attached.

Yours faithfully,

Paul Upham JP

Building Manager

Highgate apartment building

The Owners of Strata Plan 49822

127 Kent Street, Millers Point, NSW, 2000

Office phone: [REDACTED] - Facsimile: [REDACTED]

Mobile phone: [REDACTED]

Email: [REDACTED] - [REDACTED]

Mrs Dana Koifman
Highgate
Apartment 702
127 Kent Street
Millers Point NSW 2000

27 February 2026

CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001
dasubmissions@cityofsydney.nsw.gov.au

D/2026/97 – Objection to 125A Kent Street

Dear CEO,

I write to strenuously object to development proposal D/2026/97 for 125A Kent Street.

The new tower would create a massive visual impact directly in front of my apartment 702 in the Highgate building. Sunlight, fresh air and amenity will be permanently blocked via a building wall in close proximity to my apartment balcony.

My youngest son James has serious and ongoing medical issues. He requires light and positive outlook for his health and well-being. I am concerned his health will be negatively affected if this development proposal is allowed to proceed.

Noise from the new apartment building at close proximity would also negatively affect the amenity of my family.

The proposed construction is not in keeping with the Millers Point heritage area. The proposal is a massive overdevelopment on a small compact site.

I ask Council to reject this proposal as it is not in the best interests of the many surrounding residents of Millers Point.

Yours sincerely,

Mrs Dana Koifman



Mrs Helen Bayfield
Highgate - Apartment 806
127 Kent Street
Millers Point NSW 2000

27th February 2026

CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001
dasubmissions@cityofsydney.nsw.gov.au

Objection to 125A Kent Street - D/2026/97

Dear Mrs CEO,

I am objecting to the 125A Kent Street Millers Point development proposal D/2026/97.

Traffic issues created in Jenkins Street by this development will be a hazard for all current residents who use the street. It is a small street with no turn circle.

The new 8 storey tower will be a massive visual impact for surrounding residents.

The proposed structure is simply not in keeping with the Millers Point area.

This would be overdevelopment to the extreme.

I request Council to not approve this proposal. It would be a negative for the residents of Millers Point.

Yours sincerely,



Mrs Helen Bayfield

From: Giuliano Di Napoli <[REDACTED]> on behalf of Giuliano Di Napoli
<[REDACTED]> <Giuliano Di Napoli <[REDACTED]>
Sent on: Friday, February 27, 2026 2:53:26 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Fwd: 125A Kent Street – Development Application DA/2026

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

**Re: Development Application DA/2026/97 – 125A Kent Street
26 February, 2026**

Dear Sir/Madam,

I write as a resident of Observatory Tower to formally object to Development Application DA/2026/97 relating to the proposed development at 125A Kent Street.

In all my 17 years of living in Millers Point, I have never come across a development application (DA) so ridiculous and absurd, not only will it impact the community and outrage local residents but it will set a precedent for developers to come to Millers Point and tear down the historic and irreplaceable value of Millers Point.

I strongly urge for DA/2026/97 to be rejected and never be reconsidered again.

I pray common sense prevails here.

Kind regards,

Giuliano Di Napoli

Unit owner 2507
168 Kent Street
Millers Point

M : [REDACTED]
Sent from my iPhone

From: Bernard Kelly <[REDACTED]> on behalf of Bernard Kelly <[REDACTED]> <Bernard Kelly <[REDACTED]>>
Sent on: Friday, February 27, 2026 3:31:02 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.

Dear Elizabeth - I refer to the above DA.

Please record my objection to this application on various grounds - heritage, amenity, privacy and scale.

In relation to my heritage concerns, I endorse Anne Warr's excellent paper. As a highly experienced and credentialled heritage professional, Ms Warr's concerns should send a serious warning to Council about the inappropriateness of this application in this location.

In relation to amenity, the loss of sunshine in people's backyards should be enough to bin this application.

In terms of privacy, it borders on ridiculous that the applicant thinks its ok for the proposed building to be looking into people's bedrooms and leisure areas. It is not, and should be rejected for this reason alone.

And in terms of scale, it is completely out of kilter with the surrounding heritage properties as noted in Ms Warr's report. It is almost as if they feel the approval of the Central Barangaroo building heights gives it some form of "precedence". It does not. It fundamentally overwhelms this important pocket of the Millers Point Conservation Area.

This property was purchased by the applicant in December 2022. They have taken a bet that their \$5m purchase will triple/quadruple in value based on this application. This speculative pursuit should not be approved and the applicant should be satisfied with an alternative development with its existing envelope which complements the significant heritage environment around it.

Any and all of the above bases for objection should be enough for this application to be rejected.

Kind Regards

Bernard Kelly

40 Argyle Place, Millers Point
[REDACTED]

From: Jonathan Rubinsztein <[REDACTED]> on behalf of Jonathan Rubinsztein
<[REDACTED]> <Jonathan.Rubinsztein@[REDACTED]>

Sent on: Friday, February 27, 2026 3:42:03 PM

To: [REDACTED] dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to 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 Elizabeth,

I am the owner of [119 Kent Street, Millers Point](#), and I wish to lodge an objection to the development application for [125A Kent Street](#).

My property sits very close to the proposed development, and the scale and form of the building would have direct and significant impacts on both the amenity of 119 Kent Street and the broader heritage character of the area.

1. Loss of Privacy, Visual Intrusion and Unreasonable Overlooking

The proposal includes full-height glazing and apartments positioned with no setbacks, extremely close to the rear of surrounding properties. The outdoor balconies and rear courtyard of our property are our only outdoor open spaces and would all be directly overlooked by multiple levels of the new building. This level of intrusion is inconsistent with the privacy expectations within the Millers Point Heritage Conservation Area and would materially diminish the amenity of this heritage item.

2. Excessive Height and Visual Dominance

The proposed tower form is far too tall and bulky for such a constrained site. Its boundary-to-boundary massing and reflective façade would create a visually dominant structure that interrupts the established pattern of heritage terraces along Kent Street. From 119, the building would appear as an abrupt vertical wall rising behind the heritage streetscape, undermining the cohesive character that defines this part of Millers Point.

3. Incompatibility with Heritage Setting

Kent Street is a key approach into the Millers Point Heritage Conservation Area, and its character relies on the consistent scale and rhythm of the historic terraces. The proposed development fails to provide the spatial relief, setbacks, or transitional form needed at this sensitive interface. Instead, it introduces a monolithic structure that would visually overwhelm the surrounding heritage items and erode the legibility of the historic landscape. It would be highly prominent within the heritage conservation area, as seen from several key public viewpoints, including High Street, Kent Street, and the summit of the Agar Steps. Due to its excessive scale, the building would visually overwhelm and compromise the setting of the surrounding heritage items.

4. Overdevelopment of a Constrained Site

The site is heavily constrained by its narrow footprint, surrounding heritage buildings, and multiple easements. Attempting to accommodate a tall residential tower in this location results in a building envelope that is simply too large for the site. The lack of setbacks, the reliance on sheer glazing, and the intensity of development all point to overdevelopment rather than a context-responsive design.

5. Parking

The proposed eight-storey development fails to provide any parking provisions, which will severely impact the amenity of local heritage residents who already face intense competition for on-street parking on Kent Street.

For these reasons, I request that the City of Sydney refuse the application or require substantial redesign to ensure that any future development respects the heritage context and protects the amenity of neighbouring properties, including [119 Kent Street](#).

Kind regards,
Jonathan Rubinsztein
[119 Kent Street](#)
[Millers Point NSW](#)

From: Joyce Kwok <[REDACTED]> on behalf of Clayton Long
<[REDACTED]> <Clayton Long <[REDACTED]>
Sent on: Friday, February 27, 2026 4:25:05 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Allison <[REDACTED]>
Subject: 125A Kent Street Developmental Proposal
Attachments: CAL Housing Submission.pdf (46.34 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 Sir/Madam,

Please see **attached** letter in relation to the above Development Proposal.

Kind regards,
Clayton Long | Partner
Long Saad Woodbridge Lawyers
Family Law

E: [REDACTED]
A: 5th Floor, 99 York Street, Sydney NSW 2000
P: PO Box Q1614, Queen Victoria Building NSW 1230
T: [REDACTED]
F: [REDACTED]



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27 February 2026

CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001

By Email: dasubmissions@cityofsydney.nsw.gov.au

Dear Colleagues,

125A KENT STREET DEVELOPMENT PROPOSAL - OBJECTION

I am a resident of the Highgate apartment building located at 127 Kent Street, Millers Point.

I refer to the proposed development by Jeffrey Int'l Investment Pty Ltd, which involves the construction of a 5-storey extension to the 3-storey building located at 125A Kent Street.

I am concerned by the potential impact of this development on myself, and other residents of the Highgate community.

I am aware that the proposal does not meet the Apartment Design Guide requirements for privacy distances, and no meaningful building separation is provided. The resulting substantial loss of privacy in living spaces due to apartments directly overlooking one another is a matter causing significant distress.

Furthermore, the historic Kent Street streetscape, defined by its fine-grained rhythm, masonry façades, and articulated shopfronts that collectively express the layered evolution of the area, is an esteemed feature of living at on Kent Street and in Highgate..

Many of the surrounding heritage buildings contribute to a coherent urban fabric where materiality, scale, and proportion reinforce one another. The introduction of a contemporary full-height glass façade would be visually inconsistent with the prevailing build form, departing fundamentally from the established material palette and compositional order of the street, causing a dominant visual rupture in the streetscape.

The proposed boundary-to-boundary construction compounds this issue. I am concerned that the development risks visually overpowering neighbouring structures through its scale, uniformity, and reflective surface treatment.

I am unsettled by the potential environmental and amenity impact of the development. Its height and mass are likely to result in overshadowing of nearby apartments and outdoor communal areas, reducing access to direct sunlight, particularly during winter months. The scale and continuous vertical plane of the proposed building may contribute

to wind tunnelling at street level, creating uncomfortable or even hazardous pedestrian conditions.

Ultimately, the proposal appears to prioritise maximising development yield over achieving genuine design excellence or responding meaningfully to local area context. The scale, mass, and façade treatment suggest a focus on floor area optimisation rather than compliance with the objectives of the NSW Apartment Design Guide (ADG). Insufficient regard appears to have been given to the concerns of neighbouring residents, including impacts on sunlight, outlook, privacy, and pedestrian comfort. The 2012 LEP objectives are, respectfully not met at all. As presented, the development reads as a commercially driven outcome rather than a carefully considered architectural response that balances viability with heritage sensitivity, planning principles and instruments, and with reasonable community expectations.

Kind Regards,



Clayton Long

Highgate Resident

Partner

Long Saad Woodbridge Lawyers

From: Marti <[REDACTED]> on behalf of Marti <[REDACTED]> <Marti <[REDACTED]>
Sent on: Friday, February 27, 2026 4:34:27 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.

To : City of Sydney,

I have lived in Highgate since 1998 and access to my two car garage is through Jenkins St.

Jenkins St. is constantly busy with traffic. As well as all the residents cars constantly coming and going, I am often held up with delivery trucks servicing all the buildings. Last week the truck delivering to our next door building parked in the middle of Jenkins St and held up all traffic for 15 minuets,while they completed their delivery.

The incoming cars backed up into Kent St.

I am horrified to think of the traffic chaos a large construction at 125A at the end of Jenkins St. will cause.

Regards,

Marti Hinde

1303 Highgate

127 Kent St

Millers Point

From: Karl-Heinz Virkus <[REDACTED]> on behalf of Karl-Heinz Virkus
<[REDACTED]> <Karl-Heinz Virkus <[REDACTED]>

Sent on: Friday, February 27, 2026 4:47:11 PM

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

Subject: 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.

27 February 2026

TO: City of Sydney, Town Hall House, 456 Kent Street Sydney NSW 2000

dasubmissions@cityofsydney.nsw.gov.au

FROM: R Lee AND K W J Virkus, Unit 2110/127-153 Kent Street, Millers Point NSW 2000

Reference number: D/2026/97

Site address: 125A Kent Street, Millers Point NSW 2000

To whom it may concern.

We have been owners / occupiers of Unit 2110 / 127 Kent Street since 2015 as well as the related Parking Lot 251 in the same building accessible via Jenkins Street.

We understand the current Development Application for 125A is to add a 5-level construction to Highgate's northeast corner which would create addition traffic on Jenkins Street.

Apart from impacting low level Highgate apartments this development will seriously interfere with access to Jenkins Street garages during the construction and affect long term amenity by noise and access traffic via Jenkins Street.

Given that Jenkins Street, a one-lane dead-end street with no U-turn options, is often affected by traffic jams in both directions all the way back to Gas Lane, i.e. private cars, deliveries, maintenance, repairs, bin trucks, removal trucks, foot traffic etc., we are convinced, based on our experience over the last 10 years, that the current road is not sufficient to safely manage the expected traffic during construction and after completion.

Already now the free access to Jenkins Street is impacted by reversing cars or worse U-turns in an area that is not designed for U-turns or reversed traffic. Often this leads to cars and trucks dangerously manoeuvring up and down Jenkins Street all the way back to Gas Lane affecting Public pathways from Kent Street to Gas Lane and Jenkins Street, as well as Public Stairs and Lift traffic from and to Hickson Road which further increases the risks.

We are also of the opinion that boundary-to-boundary construction is inappropriate for this inner-city location and will partially dominate adjoining buildings. Neighbouring heritage buildings would visually be dominated by a glass tower that doesn't seem to fit into the current surrounding design.

Overall, the project would harm neighbouring amenity, heritage character, and public domain conditions, and should be refused. As neighbouring Highgate owners / occupiers we herewith oppose this DA.

R Lee / K W J Virkus
[REDACTED]

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

Sent on: Friday, February 27, 2026 4:49:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/97: 125a Kent Street, Miller's 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 wish to submit my concerns re the proposal for the redevelopment of the above site.

I reside in [redacted].

My concerns with the redevelopment proposal are as follows:-

- The final height will end up at my unit level or just below. That would be the end of my privacy not to mention real potential for obstruction of views.
- Given that the additional height of the building will be glass and my unit faces West, I'm definitely concerned over any sun glare reflection and additional heat into my unit
- The movement of trucks and other construction vehicles will be accessing narrow Jenkins Street causing noise, dirt and potential road/kerb damage. I often work from home and any negative effect from noise will not be ideal.
- The image of the completed project doesn't fit with the current surrounding architecture. The tinted glass storeys look like a broken blade stuck in a block of concrete! Not only is that negative fung shui (and yes, that is a real thing that many believe in), it is an eyesore as well.

I truly understand that Sydney City needs more residential properties but is it worth the aggravation to all nearby residents and the months and months of noise, pollution and heavy traffic on Jenkins Street, etc for 5 residential units in a less than aesthetic looking building.

Thank you for your consideration.

[redacted]

From: <[REDACTED]>
Sent on: Friday, February 27, 2026 4:52:49 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 - Attention Elizabeth L Jones
Attachments: 125a objections 27feb26.pdf (29.06 KB)

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

Hi Elizabeth

I attach my objections to the proposed extensive development and uplift of 125a Kent Street, Millers Point NSW 2000.

Kind regards
Philip Bruce
Unit 1705, 127-153 Kent St, Millers Point NSW 2000

To/City of Sydney Council Development Assessment Team

OBJECTION to D/2026/97: 125a Kent Street, Millers Point NSW 2000

Dear Sir/Madam

As a resident of Highgate I am writing to object to the proposed development of 125a Kent Street, as bulkily inappropriate in the heritage-listed neighbourhood.

The proposed lump of an uplift to a restricted access building will overwhelm adjacent heritage-listed properties, ruin heritage-listed public views, occlude views from Highgate apartments, generate intrusive and nuisance noise, and intimately overlook adjacent residences and apartments in Highgate.

NOISE

Nuisance noise from the rooftop community and plant areas will directly impinge on Highgate apartments only a few metres away. Any noise from the rooftop airconditioning and other plant plus residents making noise in the community area will be reflected and amplified by the hard surfaces of the Bond, Highgate and 125a Kent St.

It is noted that the proponent's noise report prepared for DA submission is to North Sydney Council, and it refers to traffic noise impact on 125a Kent St only. Noise from construction for the proposed uplift of 125a Kent Street, and the subsequent apartments and communal use of the north and south roof areas, on Highgate residents, those of 115-125 Kent Street and the 1-9 High Street residents will be significant, intrusive and is not addressed.

CONSTRAINED ACCESS AND IMPACT ON SURROUNDING RESIDENTS

125a Kent Street was the ESSO Petroleum Laboratory, which required minimal road and pedestrian access. Its subsequent use without modification for light commercial has also not required excess traffic nor congestion in Jenkins Street and its pedestrian easement between 125 and 127 Kent Street.

However access for the proposed construction and services will be impossibly constrained by the small Jenkins Street roadway, its other uses, and the tiny pedestrian easement off Kent Street.

The Jenkins St access is only wide enough for two light vehicles side-by-side and is a very busy access already for the Highgate, Georgia and Stamford Marque buildings, their garages and loading docks being six entrances off Jenkins Street already. There is no room for additional vehicles jamming the Jenkins Street roadway and at the end of Jenkins Street at 125a Kent Street, both during 125a Kent St construction and subsequent residents' usage.

The pedestrian easement off Kent Street is a very narrow walkway with long steps alongside the Heritage-listed 125 Kent Street. It is impractical for any construction movement.

Easements to the north are for the heritage-listed High St and Kent St properties. DA states that easement between 9/9a High St and rear of 115-121 Kent St is 'Right of Access Easement' for 125a, which is incorrect. These easements are not available for construction access nor service usage by 125a Kent St.

HERITAGE IMPACT

The proposed bulky inappropriate windowed lump will ruin the important heritage streetscape of Kent and High Streets. Public iconic views over the heritage-listed streetscape from Observatory Park and Agar Steps will be dominated by an ugly block sticking up above the old houses. Council will be aware of the increasing focus on preserving what we have in heritage views and for public enjoyment and that this proposed development will devastate one of the iconic Sydney viewpoints.

WINDOWS AND PRIVACY INTRUSION

The existing bricked in areas on the building's facades are proposed to be converted to windows. There is no consideration for the neighbours' privacy and amenity from these new windows overlooking their yards and windows.

The windows and extensive use of glass will also cause strong sun reflections throughout the day into the yards and windows of the adjacent properties.

CONCLUSION

The proposed uplift of 125a Kent Street must be abandoned since it is an inappropriate expansion of an almost-orphan property that has very limited access for construction or additional residential use. It will impact significantly on the heritage values of outlooks, streetscapes and the heritage-listed properties. It is too close to Highgate and the surrounding residences with almost no setback and excessive proposed windows, overlooking and intrusively looking into bedrooms and yards.

Yours sincerely

Philip Bruce

1705, 127-153 Kent Street, Millers Point NSW 2000

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

Sent on: Friday, February 27, 2026 8:23:10 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: 125A Kent Street. Millers Point. 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.

Please reject this development application.

The suggested development is completely out of place at this location. It does not fit with the heritage precinct. It negatively affects the people living in the adjoining terraces. It casts shadows on the terraces, on Highgate, on Jenkins Street. It affects the privacy of adjacent residents. The extent of glass would be a reflective local eyesore. It blocks the views from the terraces and lower levels of Highgate. It is totally out of place crammed onto this minute block. It would be a blight on our historic precinct.

Kate Kerr
1402/127 Kent Street
Millers Point

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

Sent on: Friday, February 27, 2026 9:31:30 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.

To whom it may concern,

I am writing to object to submission D/2026/97.

The building extension will affect all properties nearby potentially including observatory hill.

People who have not been overlooked will have people being able to look into their apartments almost from the property borderline. They will also lose any view they previously had.

The lighting for our communal pool will be affected as well as the skylight immediately abuts this development.

There is also limited access to the building, either through a narrow walkway or down a road.

People from that building already park at the end in a limited parking area, the extra new residents will almost certainly try to park in the lane causing congestion and access issues for everyone else.

Regards,

Andrew Goodman

1509/127 Kent St

Sydney

NSW

2000

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

Sent on: Friday, February 27, 2026 9:37:00 PM

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.

Charlie Watts
1506/127 Kent Street
Sydney NSW 2000

27 February 2026

Development Assessment Team

City of Sydney Council
GPO Box 1591
Sydney NSW 2001

RE: OBJECTION TO DEVELOPMENT APPLICATION D/2026/97

Dear Council Officers,

I am writing to formally object to Development Application D/2026/97, which proposes the adaptive reuse of an existing 3-storey building and construction of a new 4-part 5-storey extension for residential flat development at the northern extent of the subject site. As a resident in the immediate vicinity, I have significant concerns about this proposal's impact on our community and its failure to meet established planning standards.

Scale and Character Concerns

The proposed development constitutes inappropriate overdevelopment of a constrained urban site. The excessive height and mass of the 5-storey extension is fundamentally incompatible with the established character of our neighborhood. This scale of development extends well beyond what is reasonable for the site's capacity and context. I recommend reducing the overall height of the re-development.

Non-Compliance with Planning Framework

The proposal fails to satisfy key objectives outlined in the Sydney Local Environmental Plan 2012, particularly those relating to protecting residential amenity and ensuring development responds sensitively to its urban context. The boundary-to-boundary construction approach, with minimal setbacks, will create an imposing structure that dominates surrounding properties rather than integrating respectfully with the existing built environment.

Amenity Impacts

The development will create unacceptable overshadowing of neighboring residential properties, particularly during winter months when natural light is most valued. The lack of adequate building separation distances will result in direct sight lines into private living spaces, fundamentally compromising the privacy that residents reasonably expect in their homes. An experience all people can empathise with. Furthermore, the proposal does not demonstrate compliance with the Apartment Design Guide requirements for appropriate privacy distances, adequate natural ventilation, or sufficient private outdoor space provision.

Heritage and Streetscape Impact

The monolithic glass facade design presents a stark contrast to the area's established architectural character and will visually overwhelm adjacent heritage buildings. This approach undermines the historic integrity of the Kent Street streetscape and fails to demonstrate the design excellence expected for such a sensitive urban location. It is more

suitable in Barangaroo rather than Millers Point.

Design Quality Concerns

The extensive use of reflective glass raises legitimate concerns about glare impacts, heat reflection effects, and potential wind tunneling that could make pedestrian areas uncomfortable and unsafe. The design appears to prioritize development yield over genuine design quality and community benefit. The wind will ricochet off the glass into Highgate apartments.

Construction Impact

The construction process will severely disrupt access to Jenkins Street garages and create ongoing amenity issues for existing residents through noise, dust, and traffic impacts.

Recommendation

I respectfully urge Council to refuse this development application in its current form. Should Council be minded to consider any development on this site, it should require a complete redesign that significantly reduces height, incorporates meaningful setbacks, and demonstrates genuine compliance with relevant planning controls and design guidelines. The current proposal fails to achieve the balance between development opportunity and community amenity that good planning requires.

Thank you for considering my submission.

Yours sincerely,
Charlie Watts



From: Patricia Bray <[REDACTED]> on behalf of Patricia Bray <[REDACTED]>
<Patricia Bray <[REDACTED]>
Sent on: Friday, February 27, 2026 10:24:05 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.

Dear Sir/Madam

I wish to express my strong opposition to this development application.

I moved to The Highgate apartments 4 1/2 years ago. My apartment faces west and many apartments and other residences in my complex and surrounding properties will be adversely affected by the development, the construction works and the unsightly structure.

Over the past 10 years the Barangaroo and surrounding areas have become a haven for multiple massive scale developments for residential, commercial and other purposes. These have resulted in overcrowding, they dominate the landscape which should be way more sympathetic to the centuries old heritage properties.

The lack of space and access during the construction phase of this development and after residents move in is unacceptable. I use Jenkins street to access my parking within the Highgate, which is already a challenging space for all vehicles especially delivery trucks, removalists, garbage trucks and tradespeople.

The proposal is for the construction of an unnecessary structure that will be a 'boundary to boundary' 8 story development overlooking other smaller heritage properties, the cumulative neighbour amenity impact to name a few.

The proposed boundary-to-boundary glass tower at 125A Kent Street represents an unacceptable overdevelopment of a constrained inner-city site. 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 request that the application be refused or significantly 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.

Enough is enough! When will this overdevelopment stop?

Yours sincerely

Patricia Bray
1601/127-153 Kent St Millers Point NSW 2000

From: Christina Ritchie <[REDACTED]> on behalf of Christina Ritchie
<[REDACTED]> <Christina.Ritchie@[REDACTED]>

Sent on: Sunday, March 1, 2026 8:09:09 PM

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

Subject: Attention Elizabeth L Jones Ref: 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.

I wish to object to the DA D/2026/97 proposed for 125A Kent Street Millers Point.

1. The proposed development rises too high above the adjacent and adjoining Heritage Terraces in Kent Street and High Street, and the Bond Building at 30 Hickson Rd notto be noticeable from a number of viewpoints, including the public pathway from Kent Street to Observatory Hill, from the Crown building, looking towards Millers Point, and from 1 Sydney Harbour. It should be no higher than the Bond building and the zoning should not allow for residential use on such an enclosed site.
2. It is so close to the Heritage terraces 123 and 125 Kent Street and 7 and 9 High Street that it appears to be an odd, out-of-keeping extension with no relation to the Heritage style or age of the terraces or their curtilage.
3. The building is squeezed in behind other buildings except for the dark south side facing Jenkins Street. It has questionable merit as a residential building.
4. It negatively impacts sunlight and outlook for apartments in 127 Kent Street and outlook from the Heritage terraces mentioned above
5. The rooftop use has potential to disturb adjacent neighbours. The rooftop terrace should be deleted from the proposal.

I ask that the Proposed DA be refused.

Regards
Christina Ritchie
161 Kent Street Millers Point

From: Karl-Heinz Virkus <[REDACTED]> on behalf of Karl-Heinz Virkus
<[REDACTED]> <Karl-Heinz Virkus <[REDACTED]>

Sent on: Friday, February 27, 2026 4:47:11 PM

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

Subject: 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.

27 February 2026

TO: City of Sydney, Town Hall House, 456 Kent Street Sydney NSW 2000

dasubmissions@cityofsydney.nsw.gov.au

FROM: R Lee AND K W J Virkus, Unit 2110/127-153 Kent Street, Millers Point NSW 2000

Reference number: D/2026/97

Site address: 125A Kent Street, Millers Point NSW 2000

To whom it may concern.

We have been owners / occupiers of Unit 2110 / 127 Kent Street since 2015 as well as the related Parking Lot 251 in the same building accessible via Jenkins Street.

We understand the current Development Application for 125A is to add a 5-level construction to Highgate's northeast corner which would create addition traffic on Jenkins Street.

Apart from impacting low level Highgate apartments this development will seriously interfere with access to Jenkins Street garages during the construction and affect long term amenity by noise and access traffic via Jenkins Street.

Given that Jenkins Street, a one-lane dead-end street with no U-turn options, is often affected by traffic jams in both directions all the way back to Gas Lane, i.e. private cars, deliveries, maintenance, repairs, bin trucks, removal trucks, foot traffic etc., we are convinced, based on our experience over the last 10 years, that the current road is not sufficient to safely manage the expected traffic during construction and after completion.

Already now the free access to Jenkins Street is impacted by reversing cars or worse U-turns in an area that is not designed for U-turns or reversed traffic. Often this leads to cars and trucks dangerously manoeuvring up and down Jenkins Street all the way back to Gas Lane affecting Public pathways from Kent Street to Gas Lane and Jenkins Street, as well as Public Stairs and Lift traffic from and to Hickson Road which further increases the risks.

We are also of the opinion that boundary-to-boundary construction is inappropriate for this inner-city location and will partially dominate adjoining buildings. Neighbouring heritage buildings would visually be dominated by a glass tower that doesn't seem to fit into the current surrounding design.

Overall, the project would harm neighbouring amenity, heritage character, and public domain conditions, and should be refused. As neighbouring Highgate owners / occupiers we herewith oppose this DA.

R Lee / K W J Virkus
[REDACTED]

From: Christina Ritchie <[REDACTED]> on behalf of Christina Ritchie
<[REDACTED]> <Christina.Ritchie@[REDACTED]>

Sent on: Sunday, March 1, 2026 8:09:09 PM

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

Subject: Attention Elizabeth L Jones Ref: 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.

I wish to object to the DA D/2026/97 proposed for 125A Kent Street Millers Point.

1. The proposed development rises too high above the adjacent and adjoining Heritage Terraces in Kent Street and High Street, and the Bond Building at 30 Hickson Rd notto be noticeable from a number of viewpoints, including the public pathway from Kent Street to Observatory Hill, from the Crown building, looking towards Millers Point, and from 1 Sydney Harbour. It should be no higher than the Bond building and the zoning should not allow for residential use on such an enclosed site.
2. It is so close to the Heritage terraces 123 and 125 Kent Street and 7 and 9 High Street that it appears to be an odd, out-of-keeping extension with no relation to the Heritage style or age of the terraces or their curtilage.
3. The building is squeezed in behind other buildings except for the dark south side facing Jenkins Street. It has questionable merit as a residential building.
4. It negatively impacts sunlight and outlook for apartments in 127 Kent Street and outlook from the Heritage terraces mentioned above
5. The rooftop use has potential to disturb adjacent neighbours. The rooftop terrace should be deleted from the proposal.

I ask that the Proposed DA be refused.

Regards
Christina Ritchie
161 Kent Street Millers Point

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, March 2, 2026 3:55:04 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: D/2026/97
Attachments: Submission - Objection - Judith Stephens - 125A Kent Street Millers Point.PDF (592.3 KB)

Mrs Judith Stephens OAM
Highgate
Apartment 1002
127 Kent Street Millers Point NSW 2000

26 February 2026



CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001
dasubmissions@cityofsydney.nsw.gov.au

D/2026/97 – 125A Kent Street - Objection

Dear CEO,

Objection / I object to the massive glass façade that is not in keeping with this small site and will cause reflective inconvenience.

Objection / The construction façade is not in keeping with the Millers Point heritage plan.

I have been a local resident for over 13 years and really care about our community and will only support construction that is positive for this building and our neighbours.

I have lived next door to this building at 125A Kent Street and the current roof open space (pictured) is a rubbish tip and there are two disused and broken water containers that are a breeding ground for mosquitoes which causes health challenges.

Another major concern is the intimate proximity of this proposed building to the adjoining Highgate apartments. The people in existing apartments on the lower levels could shake hands with residents in the newly proposed apartments in 125A Kent Street.

Yours sincerely and with gratitude.


Mrs Judith Stephens OAM
Highgate
Owner/Resident
Apartment 1002 127 Kent Street Millers Point NSW 2000



From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, March 2, 2026 3:55:28 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: D/2026/97
Attachments: Submission - Objection - Agnes Cheung - 125A Kent Street Millers Point.PDF (544.22 KB)

26th February 2026

CEO

City of Sydney

GPO Box 1591

Sydney NSW 2001

dasubmissions@cityofsydney.nsw.gov.au



D/2026/97 – 125A Kent Street

Dear CEO,

I write to object to the development proposal D/2026/97 for 125A Kent Street, Millers Point.

The proposal put to City of Sydney is out of context with the current Millers Point area. The negative visual impact on the adjoining heritage houses will be significant.

The proposal is overdevelopment of a small, confined site. The height and bulk of the new building would be inconsistent with the character of the Millers Point area.

The new tower would cause overshadowing, even more during winter, reducing sunlight to nearby terraces, apartments and outdoor areas. This would be well beyond acceptable limits.

The overall amenity of all neighbouring local residents would be diminished by the proposal.

It is requested that City of Sydney reject this development proposal.

Yours sincerely,

Mrs Agnes Cheung

Highgate

Owner/Resident

Apartment 1907 127 Kent Street Millers Point NSW 2000

Mrs Helen Bayfield
Highgate - Apartment 806
127 Kent Street
Millers Point NSW 2000



27th February 2026

CEO
City of Sydney
GPO Box 1591
Sydney NSW 2001
dasubmissions@cityofsydney.nsw.gov.au

Objection to 125A Kent Street - D/2026/97

Dear Mrs CEO,

I am objecting to the 125A Kent Street Millers Point development proposal D/2026/97.

Traffic issues created in Jenkins Street by this development will be a hazard for all current residents who use the street. It is a small street with no turn circle.

The new 8 storey tower will be a massive visual impact for surrounding residents.

The proposed structure is simply not in keeping with the Millers Point area.

This would be overdevelopment to the extreme.

I request Council to not approve this proposal. It would be a negative for the residents of Millers Point.

Yours sincerely,

A solid grey rectangular box used to redact the signature of Mrs Helen Bayfield.

Mrs Helen Bayfield

From: Alex Mackey <[REDACTED]> on behalf of Alex Mackey
<[REDACTED]> <Alex Mackey <[REDACTED]>
Sent on: Friday, March 6, 2026 2:36:41 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: ELJones@cityofsydney.nsw.gov.au
Subject: Submission D/2026/97 extension granted
Attachments: D202697 submission.docx (20.25 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,

See attached submission for D/2026/97.

Kind Regards,
Alex Mackey

6th March 2026

Dr Alex Mackey

20 Farnell St, Hunters Hill, NSW, 2110

[REDACTED]

Ph [REDACTED]

Please note that date for extension for submission granted by Elizabeth L. Jones

Objection for D/2026/97 125A Kent St, Millers Point

Please note - My apartment 602, 127 Kent St, Millers Point in The Highgate apartments is the lowest northwest facing apartment and thus has the closest proximity to any other residence to the proposed development at 125A Kent St, Millers Point.

As my apartment would be particularly adversely affected, I would appreciate it if council could address the unreasonable impact on my property amenities, in regards to Section 4.15 of the Environment Planning Assessment Act 1979.

As I was departing for an overseas work conference the day after the initial proposal was due, I only had time to make a last-minute submission but have been granted an extension. My parents and the Highgate building manager met with Sydney City Council representatives Elizabeth L Jones and her associate in my apartment. Unfortunately, I could not attend but I appreciate them personally viewing the very significant impact the proposal would have on my apartment.

I am sure there will be many very valid objections submitted from both the neighboring Heritage terraces and apartments which can be addressed separately.

After having time to thoroughly look through the proposal for 125A Kent Street I would like to outline the objections which are specific to my apartment and are valid reasons why the proposal does not comply with development regulations.

1. Plant noise and thermal heat emissions

Due to 125A Kent adjoining the Highgate building and proposed non-compliant building separation, the plans for the proposal have the air conditioning condensers 5 meters by laser measurement directly below my balcony and living room areas. The air conditioning fans, which function it is to extract heat are likely to operate concurrently during peak periods, resulting in cumulative noise and continuous heat discharge towards my balcony and living rooms and this would be exasperated by the parapet walls surrounding the plant area. At this proximity due to noise and rising heat, there is a clear likelihood of adverse acoustic and thermal amenity impacts and sleep disturbance which should have amenity protection.

Under NSW Noise control regulations air conditioning noise must not be heard in a neighbour's habitable room, whether windows/doors are open or closed between 7am to 10pm Monday to Friday and weekends and public holidays 8am to 10pm.

Adjoining the plant area is a communal area, also in close proximity to my apartment, which would impact on the apartments right to privacy. Also, there will be significant noise from social gatherings in this area. The plans for 125A indicate this area will be screened from the plant area, however no equivalent screening or mitigation is proposed for my apartment despite it being directly exposed to the same plant area. This inconsistent treatment demonstrates that adverse impacts are recognized for 125A residents but not adequately addressed for adjoining residential properties.

The acoustic report in the proposal does not address the noise impact of the air conditioning to the nearest residence, which would be my apartment and should be assessed from my balcony and living area windows.

Neither does the proposal address the heat discharge which would affect balcony useability and reduce ability to open windows due to noise and warm air discharge.

Lack of noise and heat compliance and remediation should be stipulated to be at the developers expense if any approval is ever considered.

2. Privacy issues

The northwestern facing apartments in the Highgate, and heritage terraces below, will be very negatively affected by the bulk and lack of setback compliance of the proposal. The proposal significantly impacts on their privacy, light, outlook and visual impact.

From my apartment 602, the lower communal area on the proposal will allow for residents to look directly on to my balcony and living area at close proximity.

Although windows on the east and north of the apartment have louvres in the proposal are these fixed? From experience with louvred windows, you can still look down and to the sides with ease. Being able to view the terraces below and Highgate apartments to the side at close range is a significant impact to existing residents privacy.

3. Spatial, light and air access and visual impact

The 125A proposal is deceptive in the outlook illustrations, displaying incorrect heights and using deceptive angles. In 5.3.3 it states Highgate apartments benefit from a 208-degree view towards Sydney Harbour Bridge, Darling Harbour and Millers Point. This is not true.

My apartment is one bedroom with the western view to the west and Darling Harbour being blocked by the Bond building. There is no Harbour Bridge view as stated and illustrated in the proposal.

There is however a nice open, sunny outlook to the northwest over Millers Point and towards Barangaroo Headland Park. This is the main visual outlook of my apartment. The building proposal would almost totally block this outlook, and the result would be looking at a large building wall in close proximity rather than the current open and light filled outlook.

It is insulting that the proposal states, “north west views would be partially affected by the proposal due to the proposed extension above the existing built form.”

The proposal will have an enormous visual impact, reduce natural light and create a sense of visual enclosure due to the proximity and structure of the proposal above the existing built form.

I cannot find in the proposal how solar access/shadowing will negatively affect the lower Highgate NW facing apartments. The northwest Highgate balconies seem to not be included for solar access / shadow impact in shadow diagrams such as A7.11

4. Traffic Conflict

As there is no turning point or driveway into 125A, there will be many problems with vehicles needing to reverse back along what is essentially a one-way heritage listed Jenkins Street. As it is totally impractical to rely on a busy loading zone for removalists and deliveries across the road in Kent Street for access to 125A as proposed (5.12.4), the residents would obviously recommend vehicles get access via Jenkins Street. Yet this is a public street and not the property of 125A. It would cause constant problems with vehicles from 125A reversing and blocking oncoming vehicles wanting access to the 4 vehicle entrances for apartment buildings on Jenkins Street. There is also an obvious danger from reversing vehicles including garbage trucks to pedestrians on Jenkins Street.

Of importance the proposal specifies servicing access via Jenkins Street. How will it be possible for construction? How would cement trucks and vehicles necessary for building construction have access for building. It could only create enormous and

unreasonable disruption when there is no right for such vehicles to park during construction or afterwards in Jenkins Street.

5. Excessive height and bulk for the proposed extension for the only 3 apartments.

The proposed extension to the building 125A Kent St, only provides for 3 apartments yet negatively impacts many more existing residents.

The scale of the development appears disproportional for its intended use and certainly does not provide benefits for the greater good of the heritage listed neighborhood. It is an overdevelopment for the small site with non-compliant setbacks which significantly negatively impact adjacent residents.

The 4.0 project description on page 21 states the proposal “prioritizes visual separation, and high residential amenity, while providing a contextual response to the adjacent heritage dwellings”.

This is blatantly false for the many neighboring properties, whose existing amenities are unconscionably disregarded in this unreasonable development proposal.

Thankyou for taking the time to consider the significant negative impacts to my apartment 602 in The Highgate Apartments and the surrounding neighborhood. As I have stated 602 and it’s amenities are particularly detrimentally affected by the building extension proposition at 125A Kent St, Millers Point.

Kind Regards,

Alex Mackey

From: Mary Kelly <[REDACTED]> on behalf of Mary Kelly <[REDACTED]> <Mary Kelly
<[REDACTED]>
Sent on: Saturday, March 7, 2026 2:46:12 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: 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.

as an owner of a property in 168 Kent Street Millers Point 2000 I object to more development or redevelopment along Kent Street.

Already there is a major development happening in Kent Street and cars continue to speed along the street not to mention push bikes speeding past pedestrians.

If approved, the proposal is likely to:

- Reduce natural light to surrounding apartments, particularly during winter
- Increase overlooking and reduce privacy due to limited building separation of Highgate
- Introduce extended construction impacts including noise, dust, vibration, and restricted access
- Create traffic and access pressures in already constrained local streets, including Jenkins Street
- Alter the visual character and amenity of the Kent Street and Millers Point area

There are also broader concerns regarding consistency with the Sydney Local Environmental Plan 2012 and the Apartment Design Guide, particularly in relation to building scale, setbacks, privacy, and protection of neighbouring amenity.

Regards
Mary Kelly

[REDACTED]
[REDACTED]
sent from my iPhone

From: Canna Cao <[REDACTED]> on behalf of Canna Cao
<[REDACTED]> <Canna Cao <[REDACTED]>
Sent on: Tuesday, March 10, 2026 3:16:33 PM
To: Elizabeth L Jones <ELJones@cityofsydney.nsw.gov.au>
CC: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: 125A Kent Street objections from Hui Ying (Canna) Cao of 123 Kent St.
Attachments: 125A Kent Street objections from 123 Kent Street 060326 Canna Cao.docx (3.08 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.

Hi Elizabeth,

Please find attached my letter in response against the 125A DA.
If you have any questions, please call me at any time.

Thanks.

Canna Cao



Canna Cao | J.P. | Director

ACA Mortgage Solutions | Suite 1001, 265 Castlereagh ST, Sydney, 2000

Hotline: [REDACTED] | Direct: [REDACTED]

Mob: [REDACTED] Fax: [REDACTED]

Email: [REDACTED] | Web:

www.acahomeloans.com.au

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contained in it without our prior consent is strictly prohibited. While we may take steps to guard against errors, virus, interception or interference with this email and its attachments, we can not and do not guarantee or represent that this is the case.

Hui Ying (Canna) Cao
123 Kent Street
Millers Point 2000

Objections to Proposed DA – D/2026/97 – 125A Kent Street

We own and reside at the property at 123 Kent Street, directly behind the proposed development site. In fact, the rear, western, wall of our property is the side wall of the existing building at 125A Kent Street. The pictures below show the proximity of the development to our property:



Figure 1.0, View west from top floor of 123 Kent Street.



Figure 2.0, View from lower ground floor.



Figure 3.0, View from ground floor.

The site survey below shows the proximity of the development site to the rear of our property and our next-door neighbours at 125 Kent Street.

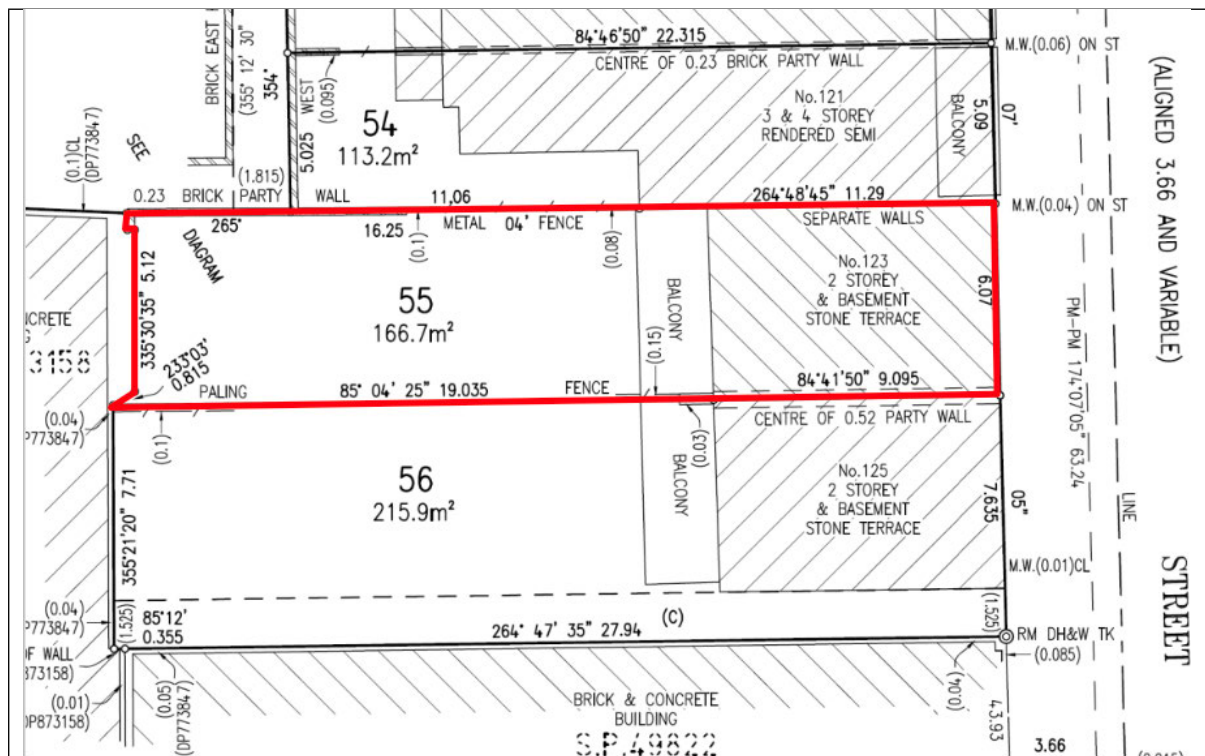


Figure 4.0, Site survey, showing our property, 123 Kent Street, outlined in red.

The aerial photo below, taken from our CMP, also shows the closeness of the development site to our property.

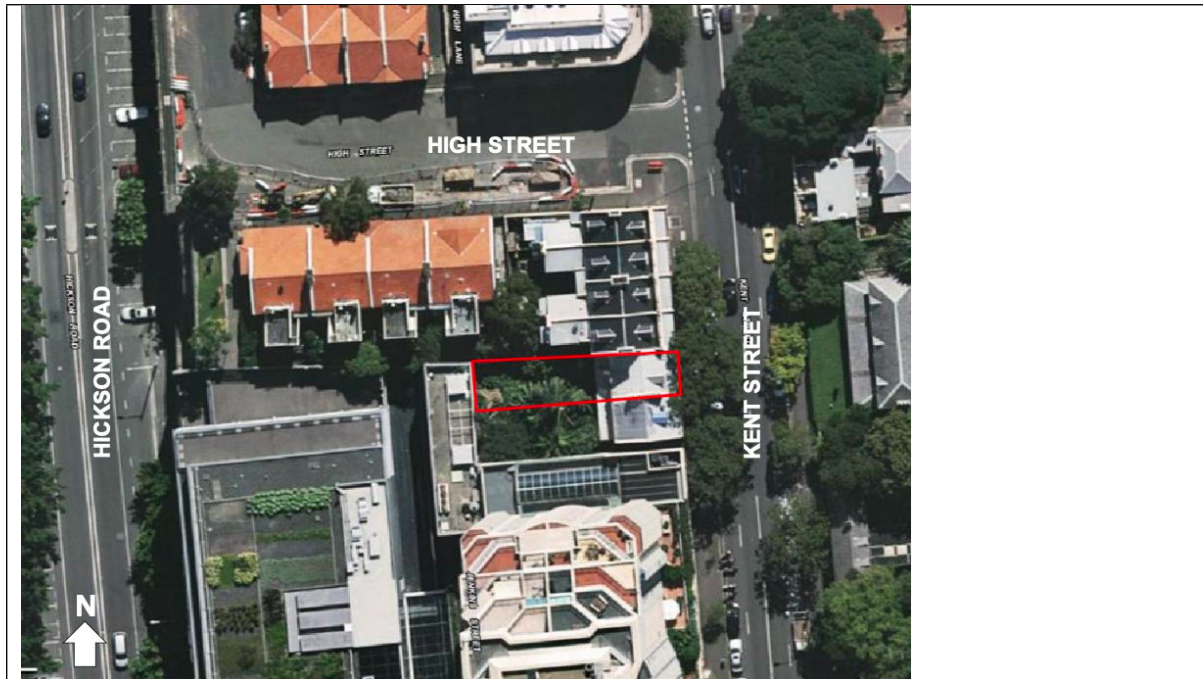


Figure 5.0, Aerial view, Sixmaps 2014. Our property outlined in red.

The proposed development will directly and adversely affect us in the following ways:

1. Blocking our harbour views

At the moment, we enjoy looking onto Darling Harbour from our upper floors – in fact this is one of the main reasons we purchased the property recently. The new development will completely block all our harbour views. Our only outlook will be onto the side wall of the new development.

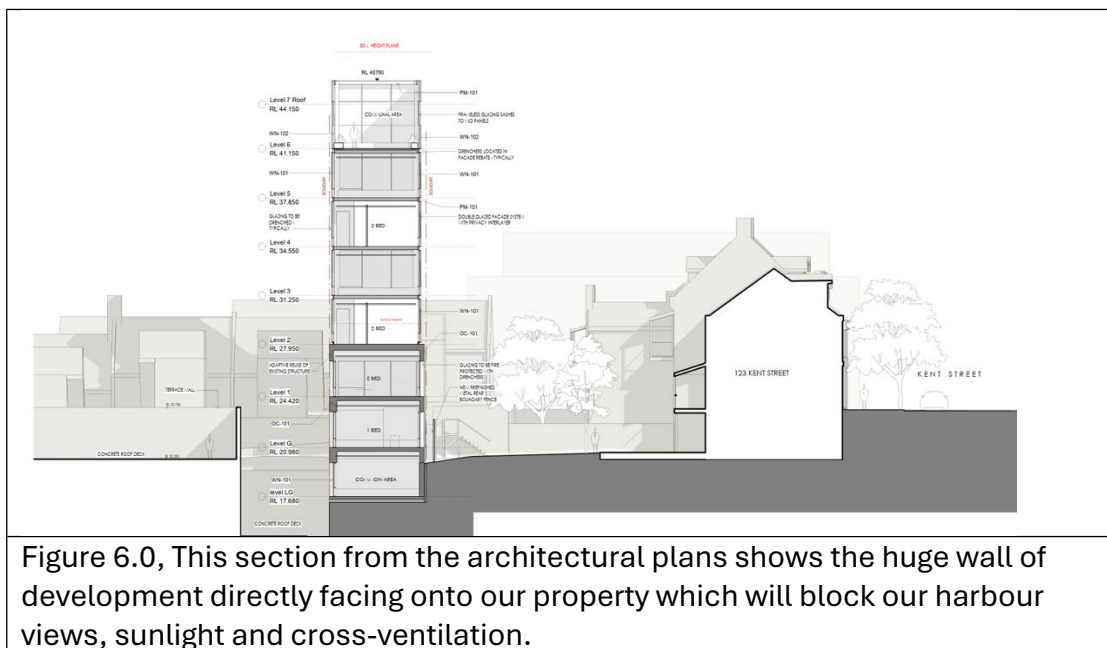
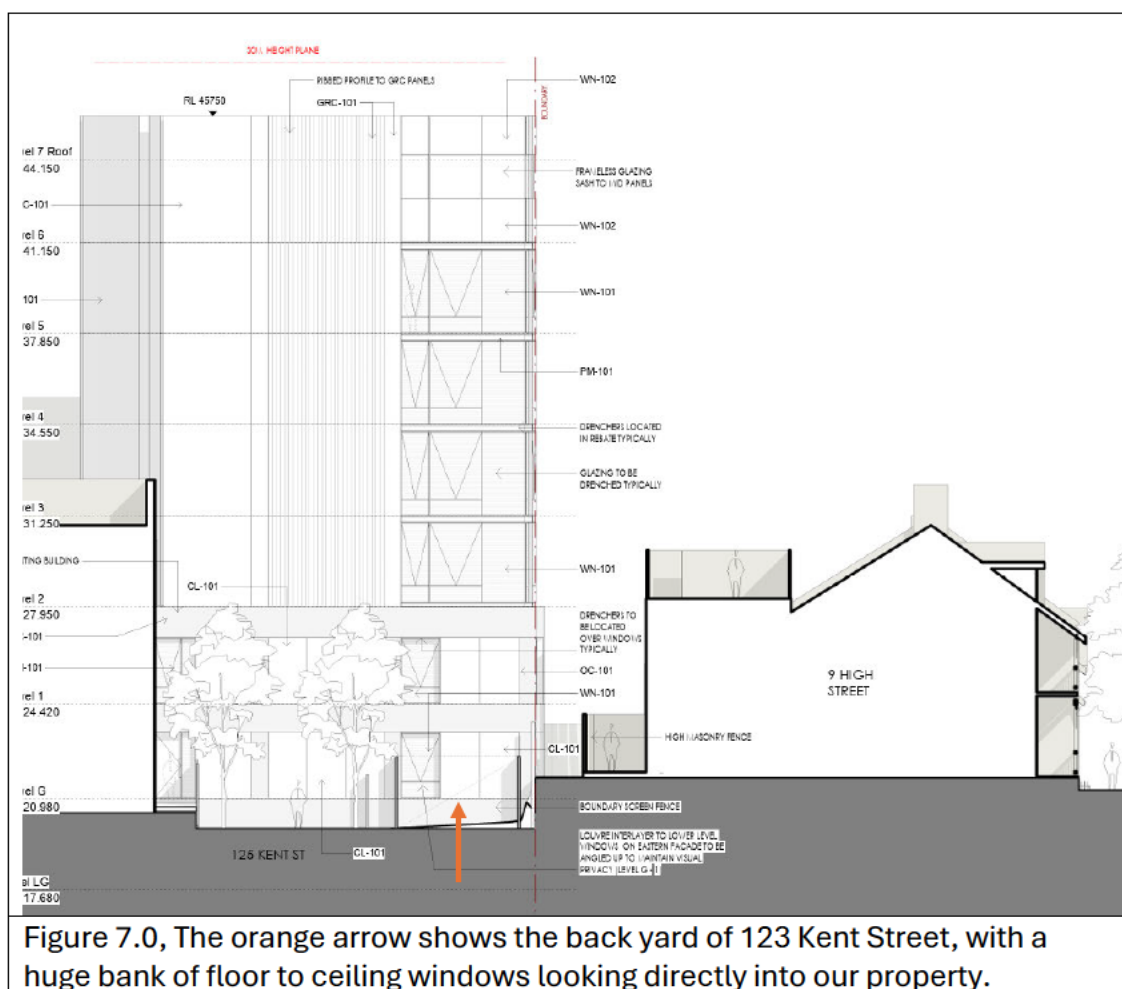


Figure 6.0, This section from the architectural plans shows the huge wall of development directly facing onto our property which will block our harbour views, sunlight and cross-ventilation.

2. Taking away our privacy

The proposed development will have windows facing on to our property, so it will allow people in the units to look directly into our property, thus taking away our privacy. The architectural plans indicate that only the windows on the lower two levels will have louvres 'angled up to maintain visual privacy'. The remaining 4 floors plus roof terrace will have no angled louvres, thus allowing people in these units to look directly into our property.

In addition to the lack of visual privacy, we will also be subjected to the noise from these 5 apartments when the windows are open, plus the rooftop entertainment area coming directly into our yard and house. The area is noisy enough as it is, without the additional noise from 5 apartments and roof top terrace coming directly into our back yard. It will be unbearable.



3. Taking away the cross ventilation

At the moment, we enjoy the sea breezes which come from the west across Darling Harbour and through our terrace house. These breezes are very welcome on Sydney's hot humid days. The proposed 8 storey building will completely prevent the harbour breezes and any cross ventilation from coming into our

property, making it stifling on hot days. This will mean that we may have to install air-conditioning and keep all the windows and doors shut. Not the sort of living we intended when we bought this house.

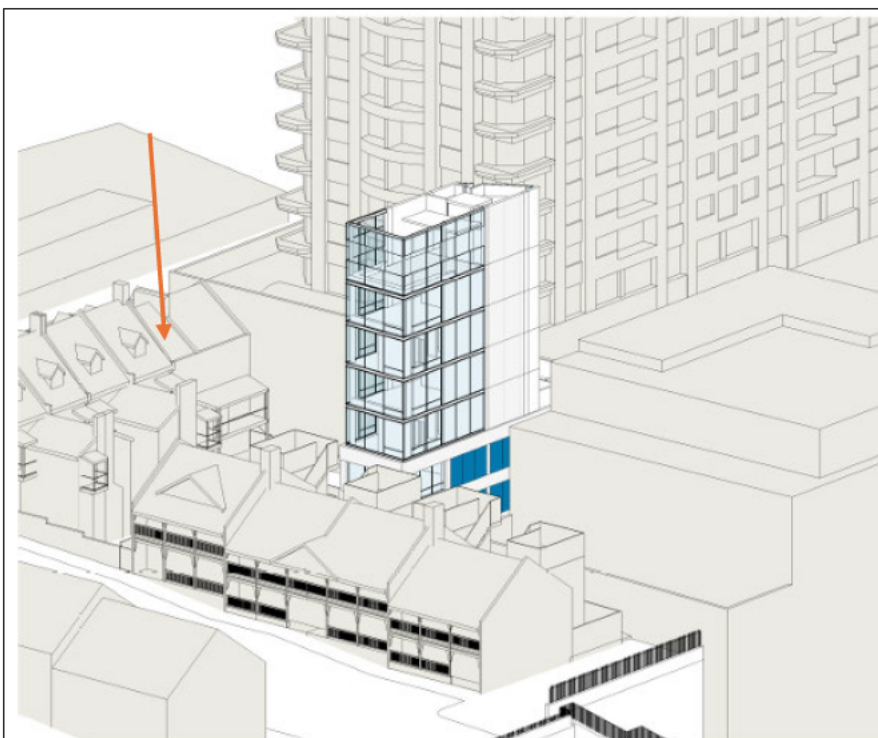


Figure 8.0, Shadow diagram from development application showing relationship of proposed building to our terrace at 123 Kent Street, marked with orange arrow.

4. Taking away our afternoon sun.

While we do get some northern sun into our yard, we rely on the afternoon sun for warming our west facing rear rooms and balcony. We enjoy this afternoon sun very much. The 8-storey building will completely block the afternoon sun from our property.



Figure 9.0, Afternoon sun coming into ground floor balcony.

Conclusion

The 8-storey building proposed to be built directly onto our rear boundary will make life for us in this terrace house almost un-liveable for the reasons, as outlined above:

- Destroying our visual privacy
- Introducing noise sources directly on our boundary
- Entirely removing our access to sea breezes and cross-ventilation.
- Removing all western sun from our west facing rooms
- Removing our harbour views entirely.

Please do not allow this development to go ahead,

Hui Ying (Canna) CAO

123 Kent Street

6th March 2025.

From: Raymond Xue <[REDACTED]> on behalf of Raymond Xue
<[REDACTED]> <Raymond Xue <[REDACTED]>
Sent on: Tuesday, March 10, 2026 3:12:44 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
CC: Elizabeth L Jones <ELJones@cityofsydney.nsw.gov.au>
Subject: RE: 125 DA extension objection letter from L Xue
Attachments: 125A Kent Street objections from 123 Kent Street 060326_Raymond Xue.docx (4.25 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.

Dear Eliazbeth,

Please find attached our objection letter regarding the DA proposal for 125A Kent Street.

Your attention to this matter is highly appreciated.

Kind regards,
Raymond Xue

From: Elizabeth L Jones <ELJones@cityofsydney.nsw.gov.au>
Sent: Thursday, 19 February 2026 08:05
To: Raymond Xue <[REDACTED]>
Subject: RE: 125 DA extension from H Y Cao

Hi Raymond,

Thank you for your email.

An extension until 20th March 2026 is acceptable.

Please ensure your submission is sent to both the general DASubmissions email and my personal email.

Kind Regards,

Elizabeth L Jones
Specialist Planner
Planning Assessments



Telephone: [+612 9265 9690](tel:+61292659690)
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the
Eora nation as the Traditional Custodians of our local area.

From: Raymond Xue <[REDACTED]>
Sent: Wednesday, 18 February 2026 5:18 PM
To: Elizabeth L Jones <ELJones@cityofsydney.nsw.gov.au>
Subject: Re: 125 DA extension from H Y Cao

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 Elizabeth,

I am one of owners of 123 Kent St and 62 Kent St Millers Point.

I refer to DA/2026/97 for 125A Kent St, Millers Point. Given the significant issues the DA raises we are seeking advice, which takes time. We therefore request an extension till 20th March 2026 to submit our comments.

Raymond Lei Xue

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**Raymond Xue
123 Kent Street
Millers Point 2000**

Objections to Proposed DA – D/2026/97 – 125A Kent Street

We own and reside at the property at 123 Kent Street, directly behind the proposed development site. In fact, the rear, western, wall of our property is the side wall of the existing building at 125A Kent Street. The pictures below show the proximity of the development to our property:



Figure 1.0, View west from top floor of 123 Kent Street.



Figure 2.0, View from lower ground floor.



Figure 3.0, View from ground floor.

The site survey below shows the proximity of the development site to the rear of our property and our next-door neighbours at 125 Kent Street.

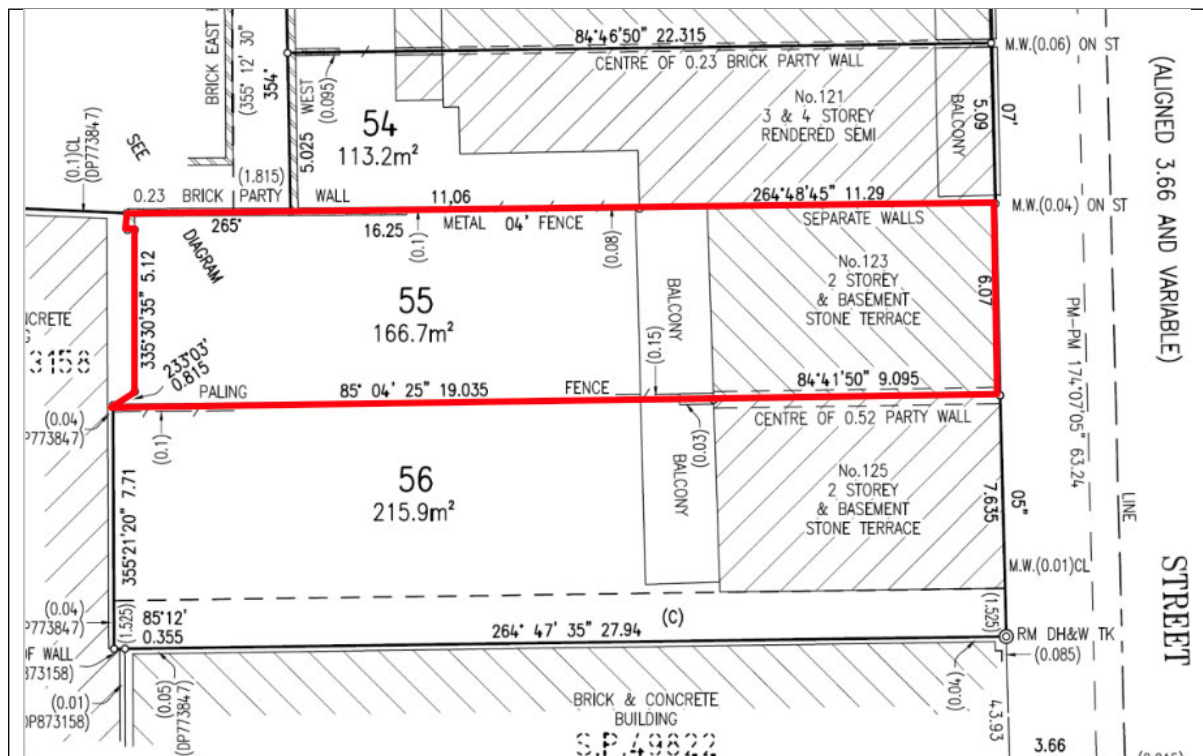


Figure 4.0, Site survey, showing our property, 123 Kent Street, outlined in red.

The aerial photo below, taken from our CMP, also shows the closeness of the development site to our property.

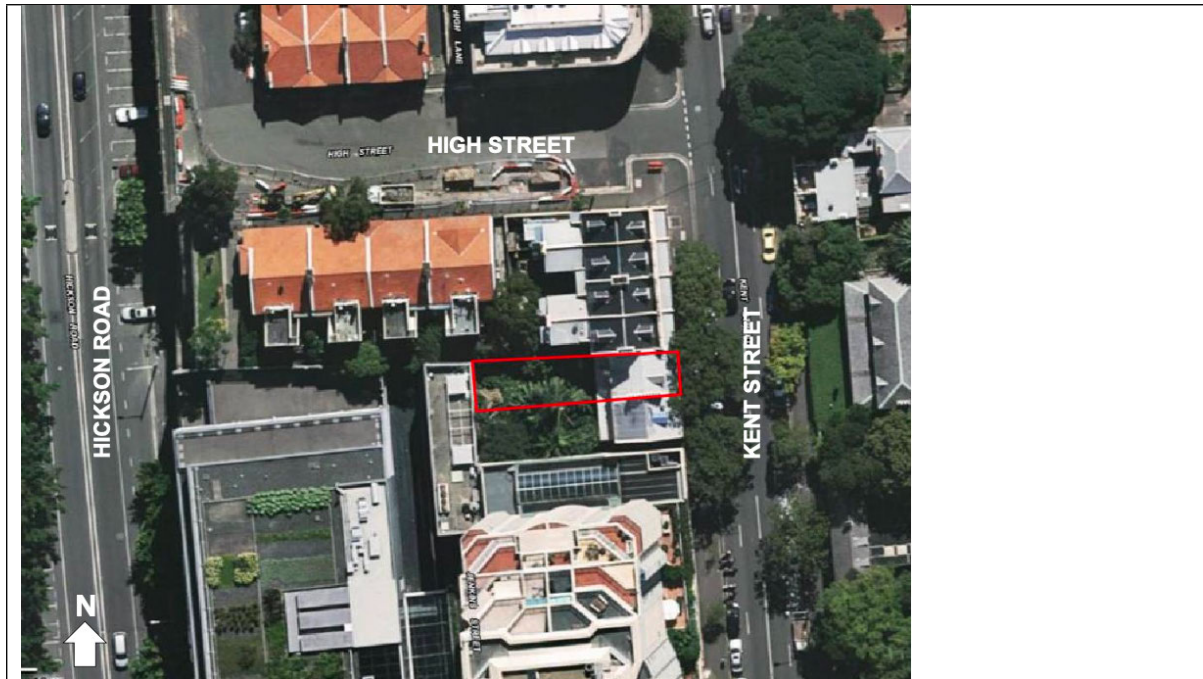


Figure 5.0, Aerial view, Sixmaps 2014. Our property outlined in red.

The proposed development will directly and adversely affect us in the following ways:

1. Blocking our harbour views

At the moment, we enjoy looking onto Darling Harbour from our upper floors – in fact this is one of the main reasons we purchased the property recently. The new development will completely block all our harbour views. Our only outlook will be onto the side wall of the new development.

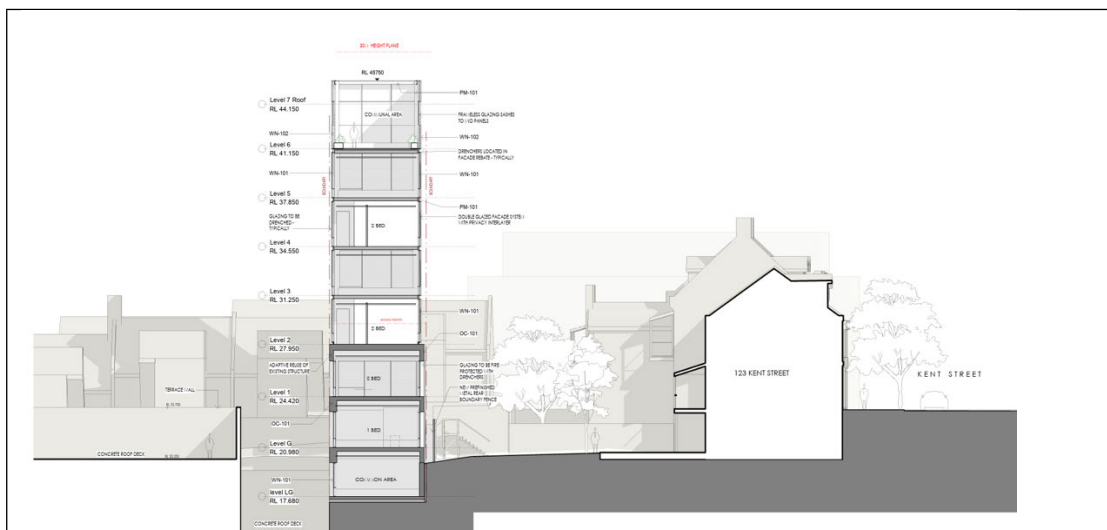
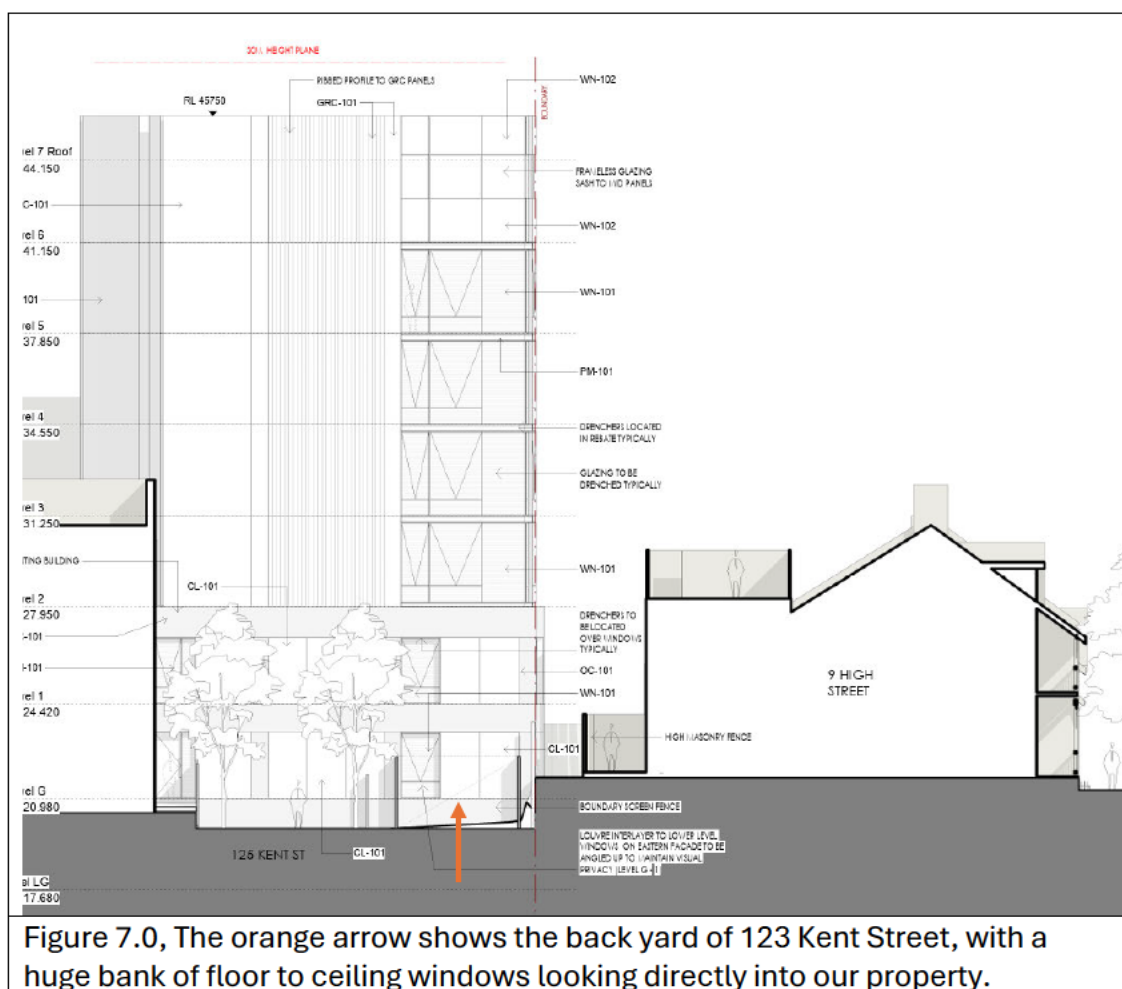


Figure 6.0, This section from the architectural plans shows the huge wall of development directly facing onto our property which will block our harbour views, sunlight and cross-ventilation.

2. Taking away our privacy

The proposed development will have windows facing on to our property, so it will allow people in the units to look directly into our property, thus taking away our privacy. The architectural plans indicate that only the windows on the lower two levels will have louvres 'angled up to maintain visual privacy'. The remaining 4 floors plus roof terrace will have no angled louvres, thus allowing people in these units to look directly into our property.

In addition to the lack of visual privacy, we will also be subjected to the noise from these 5 apartments when the windows are open, plus the rooftop entertainment area coming directly into our yard and house. The area is noisy enough as it is, without the additional noise from 5 apartments and roof top terrace coming directly into our back yard. It will be unbearable.



3. Taking away the cross ventilation

At the moment, we enjoy the sea breezes which come from the west across Darling Harbour and through our terrace house. These breezes are very welcome on Sydney's hot humid days. The proposed 8 storey building will completely prevent the harbour breezes and any cross ventilation from coming into our

property, making it stifling on hot days. This will mean that we may have to install air-conditioning and keep all the windows and doors shut. Not the sort of living we intended when we bought this house.

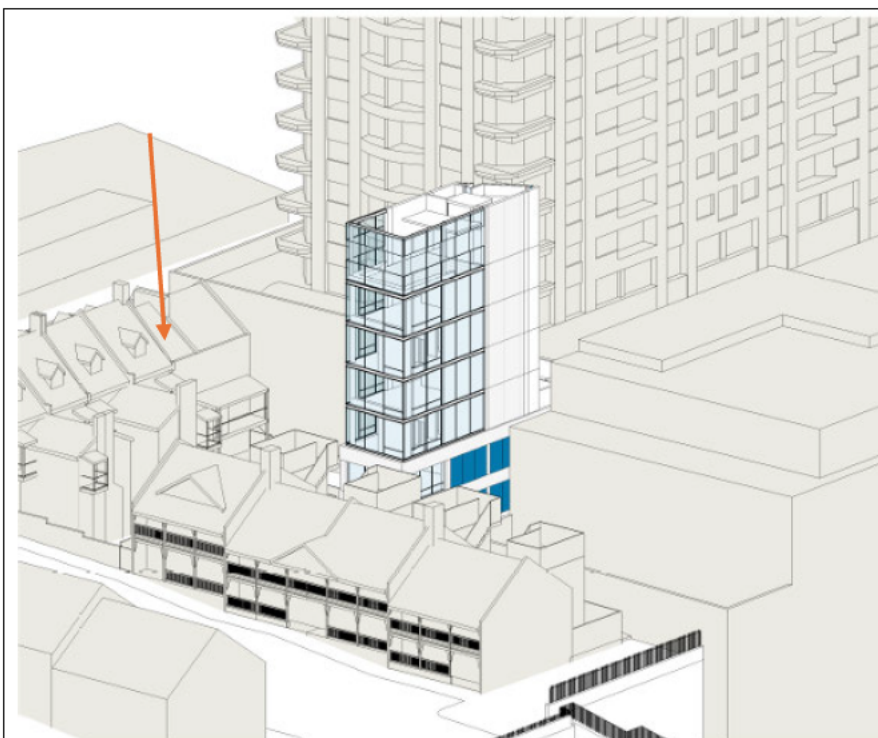


Figure 8.0, Shadow diagram from development application showing relationship of proposed building to our terrace at 123 Kent Street, marked with orange arrow.

4. Taking away our afternoon sun.

While we do get some northern sun into our yard, we rely on the afternoon sun for warming our west facing rear rooms and balcony. We enjoy this afternoon sun very much. The 8-storey building will completely block the afternoon sun from our property.



Figure 9.0, Afternoon sun coming into ground floor balcony.

Conclusion

The 8-storey building proposed to be built directly onto our rear boundary will make life for us in this terrace house almost un-liveable for the reasons, as outlined above:

- Destroying our visual privacy
- Introducing noise sources directly on our boundary
- Entirely removing our access to sea breezes and cross-ventilation.
- Removing all western sun from our west facing rooms
- Removing our harbour views entirely.

Please do not allow this development to go ahead,

Raymond Xue (Lei XUE)

123 Kent Street

6th March 2025.

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

Sent on: Wednesday, March 11, 2026 4:15:35 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Sharon Pedersen <[REDACTED]>

Subject: 125A Kent Street – Development Application 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.

Hi there

As residents of this street, we wanted to register our objection to this development.

In particular:

- We are worried that that this development will create significant construction impacts including noise, dust, vibration, and restricted access
- It will exacerbate traffic and access pressures in already constrained local streets, especially Jenkins Street
- It will unfavourably alter the visual character of the Kent Street and Millers Point area

Thanks for your consideration.

Regards

Bruce & Sharon Pedersen
1306/168 Kent St
MILLERS POINT

Mobile: [REDACTED]

From: Raymond Xue <[REDACTED]> on behalf of Raymond Xue
<[REDACTED]> <Raymond Xue <[REDACTED]>
Sent on: Tuesday, March 10, 2026 4:08:08 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Elizabeth L Jones <eljones@cityofsydney.nsw.gov.au>
Subject: Submission - D/2026/97 - 125A Kent Street MILLERS POINT NSW 2000 objection letter from L Xue
Attachments: 125A Kent Street objections from 123 Kent Street 060326_Raymond Xue.docx (4.25 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.

Dear council,

Please find attached our objection letter regarding the DA proposal for 125A Kent Street.

Your attention to this matter is highly appreciated.

Kind regards,
Raymond Xue

From: Elizabeth L Jones <ELJones@cityofsydney.nsw.gov.au>
Sent: Thursday, 19 February 2026 08:05
To: Raymond Xue <[REDACTED]>
Subject: RE: 125 DA extention from H Y Cao

Hi Raymond,

Thank you for your email.

An extension until 20th March 2026 is acceptable.

Please ensure your submission is sent to both the general DASubmissions email and my personal email.

Kind Regards,

Elizabeth L Jones
Specialist Planner
Planning Assessments



Telephone: +612 9265 9690
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the
Eora nation as the Traditional Custodians of our local area.

From: Raymond Xue <[REDACTED]>
Sent: Wednesday, 18 February 2026 5:18 PM
To: Elizabeth L Jones <ELJones@cityofsydney.nsw.gov.au>
Subject: Re: 125 DA extention from H Y Cao

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.

and were expecting this email.

Dear Elizabeth,

I am one of owners of 123 Kent St and 62 Kent St Millers Point.

I refer to DA/2026/97 for 125A Kent St, Millers Point. Given the significant issues the DA raises we are seeking advice, which takes time. We therefore request an extension till 20th March 2026 to submit our comments.

Raymond Lei Xue

_____ This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.

**Raymond Xue
123 Kent Street
Millers Point 2000**

Objections to Proposed DA – D/2026/97 – 125A Kent Street

We own and reside at the property at 123 Kent Street, directly behind the proposed development site. In fact, the rear, western, wall of our property is the side wall of the existing building at 125A Kent Street. The pictures below show the proximity of the development to our property:



Figure 1.0, View west from top floor of 123 Kent Street.



Figure 2.0, View from lower ground floor.



Figure 3.0, View from ground floor.

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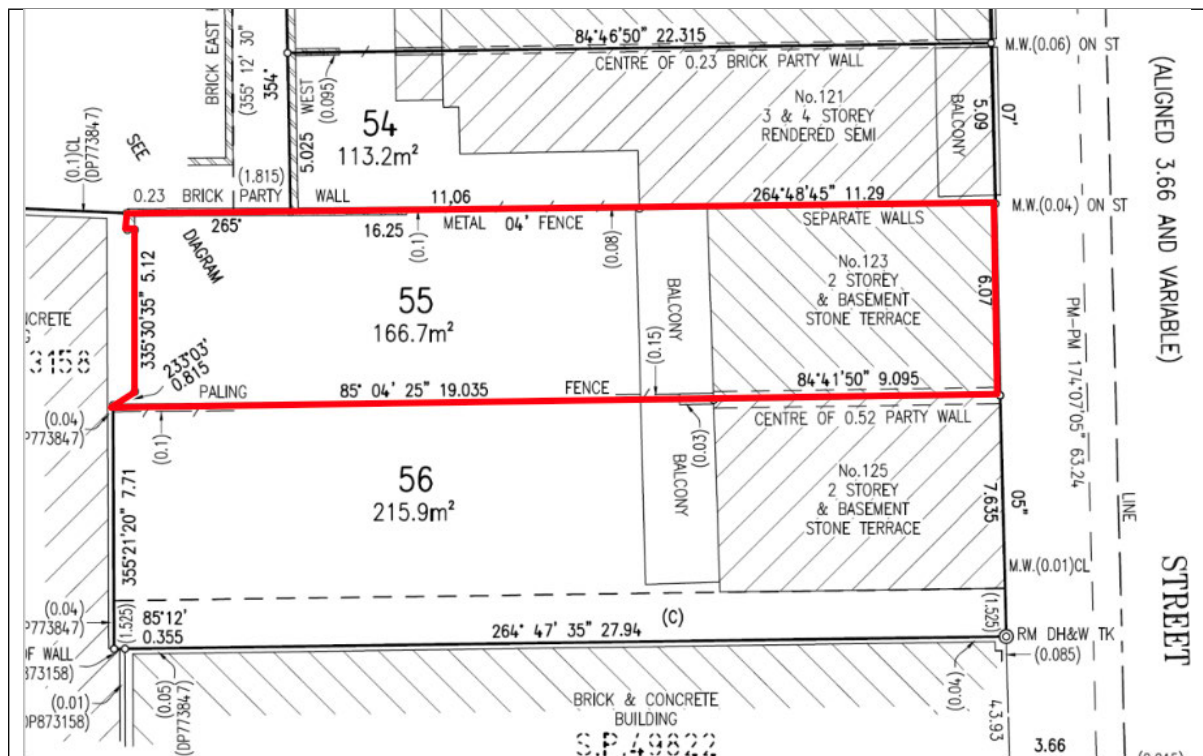


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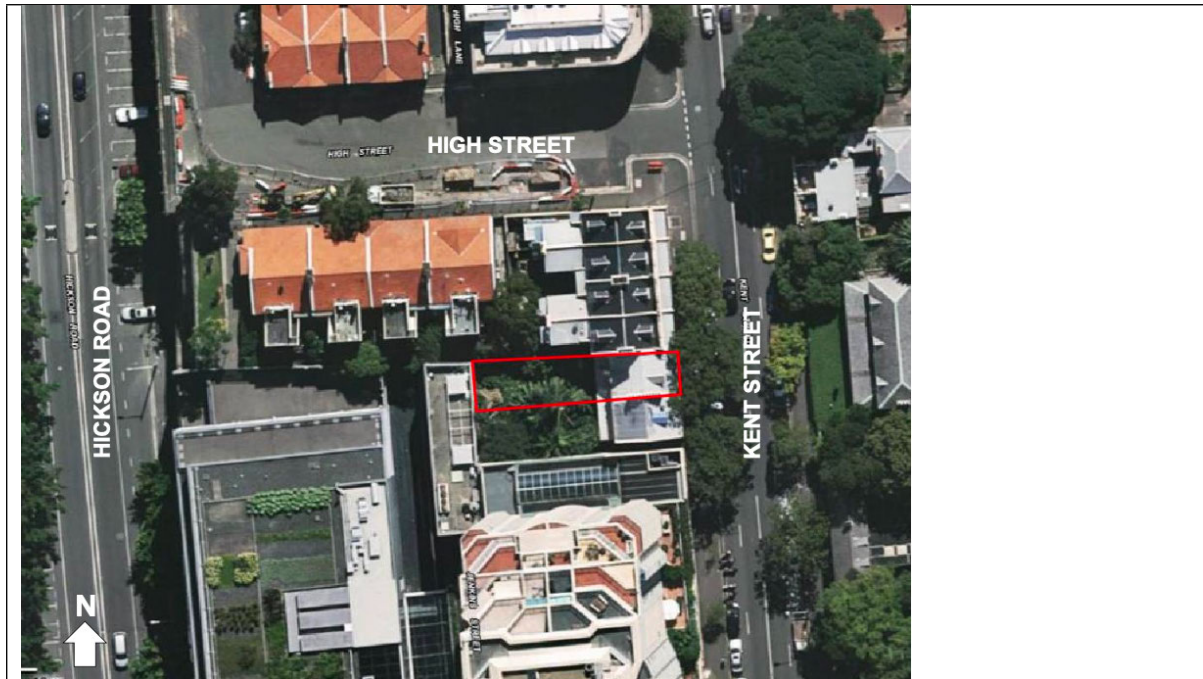


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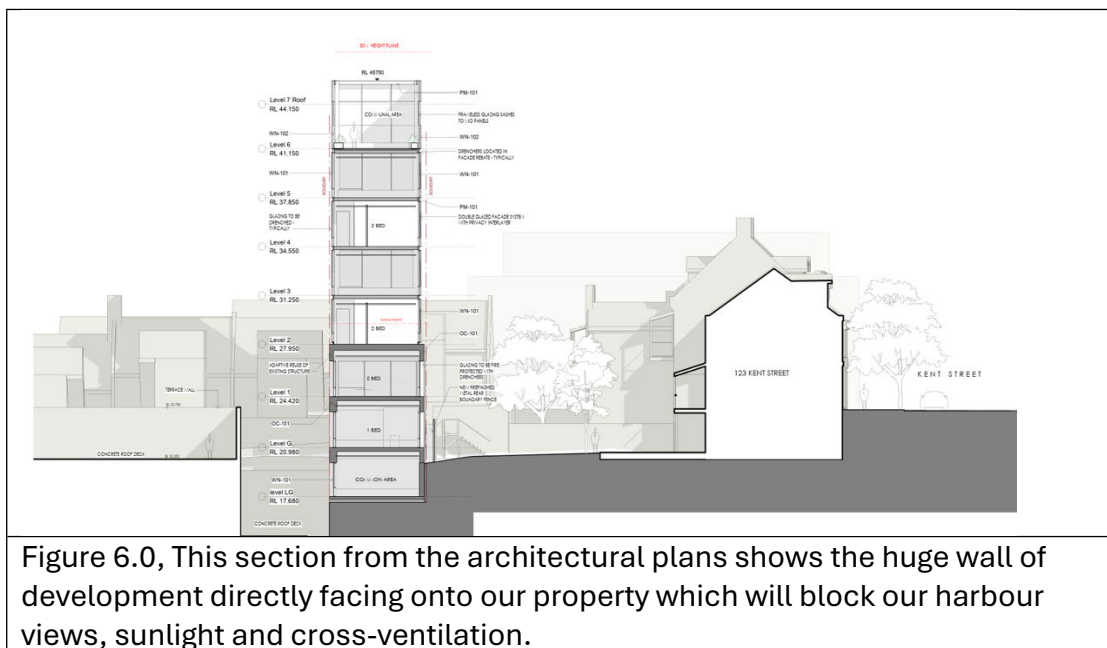
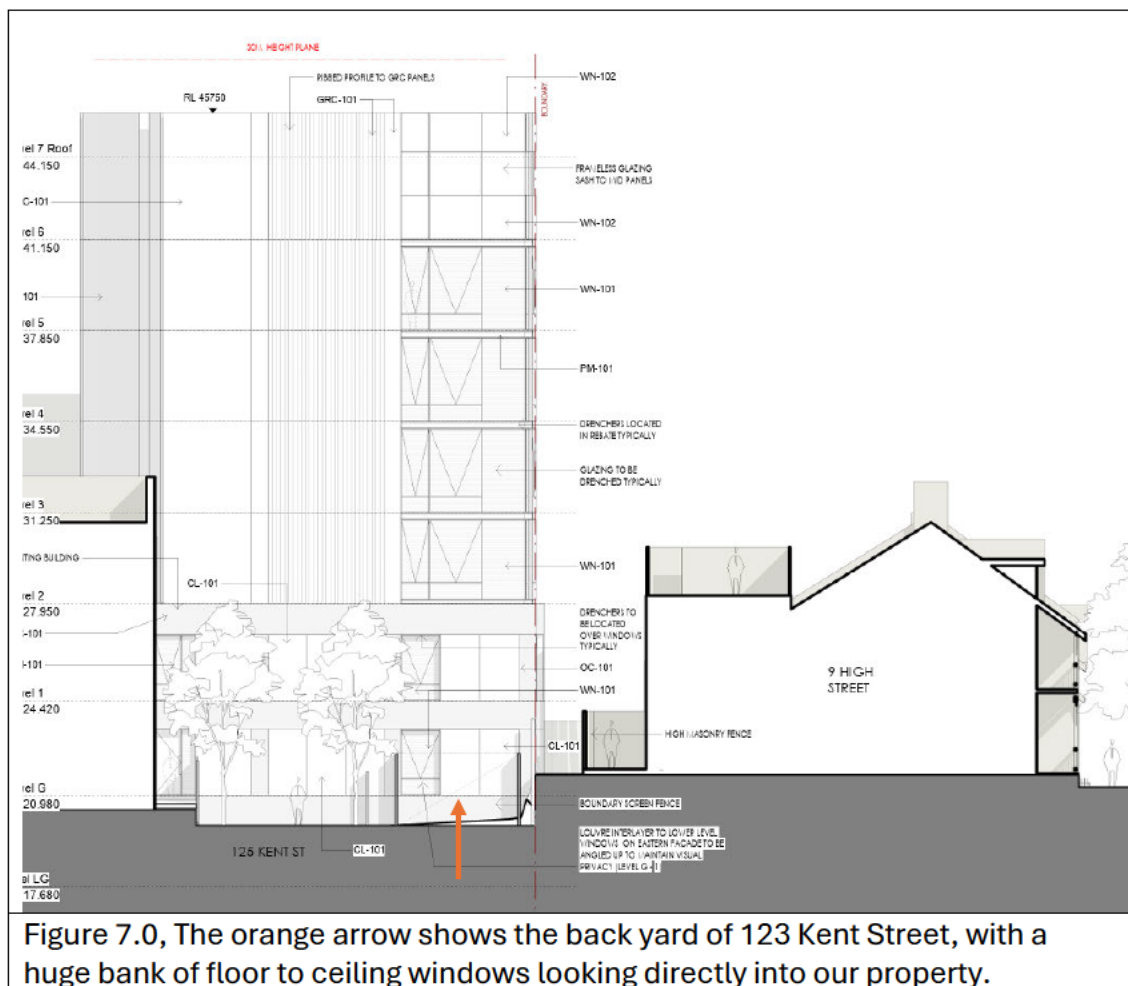


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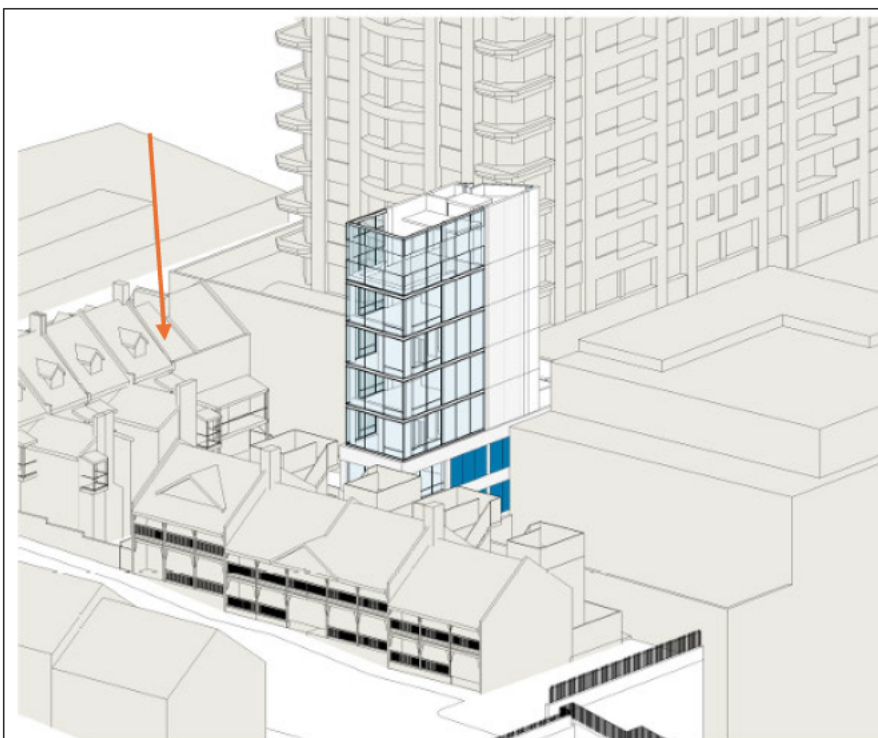


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