

Attachment E

Submissions

From: michael cameron [REDACTED]
[REDACTED]
Sent on: Friday, July 17, 2026 1:56:11 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Michelle Cameron [REDACTED]
Subject: Objection to Development at 23 Hickson Road, Millers Point - D/2026/626

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My wife Michelle and I reside at 616/19 Hickson Road, Dawes Point NSW 2000.

We wish to

STRONGLY OBJECT

to the proposed development D/2026/626 at Pier 8/9.

Our apartment is located on Pier 6/7, with **our home and balcony facing west toward Pier 8/9**. We have several serious concerns regarding this proposal.

Firstly, we are deeply worried about **noise disturbances**. Functions and celebrations may generate significant noise, particularly from guests arriving and departing in the evenings, as well as from deliveries supporting such a large venue. Given our proximity—within 100 meters—these disruptions would directly affect our home. Additionally, the gantry viewing platforms on the east side of Pier 8/9 would face directly toward our apartment, with **open doors amplifying noise** at this height. Unlike Pier 4/5, where the gantries face away from Pier 6/7, this arrangement would severely impact our ability to enjoy quiet dinners on our west-facing balcony, especially if loud music continues late into the night.

We are also concerned about **parking**. The influx of 750 additional people would strain the already limited parking spaces available in the precinct, particularly during evenings.

Personal safety is another issue, especially during events with open bars. We would like to understand what security arrangements are planned to protect residents and visitors.

Traffic management poses further challenges. Deliveries and waste removal, including the emptying of bottles late at night or early morning, could disrupt the area. The pier is a shared public walkway with restricted vehicle access and is actively used by local fishers. Increased traffic on both the pier and surrounding streets must be addressed.

Privacy is at risk due to the gantry design, which allows a direct line of vision into our apartment and across all floors. The proposed Northern Balcony may also permit views into residents' apartments at the northern end of Pier 6/7. We urge consideration of privacy concerns for all residents.

Furthermore, we believe the proposed Northern Balcony is inconsistent with the design of other piers in Walsh Bay. If

the council is willing to alter the **Heritage** order, what other changes might residents face in the future?

Finally, we are concerned about the proper removal of **waste** to ensure that kitchen refuse and other debris do not end up in the harbour. We also want clarity on measures to prevent cigarette smoke, butts, and other waste from polluting the area.

For all these reasons, we are

STRONGLY OPPOSED

to this development.

Yours faithfully,
M Cameron

From: <lhemstrom[REDACTED]>
Sent on: Friday, July 17, 2026 8:00:39 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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Please find my questions and objections to the DA.

Heritage -

The plans propose adding a northern balcony which is totally inconsistent with all other Walsh Bay piers and sets a poor precedent if allowed to proceed.

How are the Heritage requirements for development being met?

Privacy, noise, compliance -

The plans show new gantry viewing platforms on the east which will bring people outside and their accompanying noise to travel across the water and into our residential Pier 6/7. This is different to Pier 4/5 which has no public access gantries on the side facing Pier 6/7.

I have concerns pertaining to noise particularly in the evenings and nights from people arriving and leaving the venue. Noise is exacerbated over water. Having night activities on the eastern side of the venue is so close to where people live on our Pier 6/7 and is likely to cause loss of amenity and peace.

The plans propose people will arrive and leave on the western side of Pier 4/5 and that the eastern side gantry and stairs will be emergency only. How will this be enforced?

How would bad behaviour of people visiting the venue be managed and enforced, particularly at night? What preventative measures are being required? How can we residents be assured that if issues arise or we make complaints, that they will be received and acted on quickly?

Linda Hemstrom
Resident Pier 6/7

From: Bill Drakopoulos [REDACTED]
Sent on: Tuesday, July 21, 2026 9:35:39 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Development Application D/2026/626;Attention: Warren Geyer
Attachments: 260720 - Letter of Support Piers 8 & 9 D 2026 626.docx (46.47 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 Mr Geyer,

Please see my attached submission in support.

Feel free to contact me if you require any additional information.

Kind Regards,

SRG

Bill Drakopoulos

Founder

[REDACTED]

W:
srghospitality.com.au
IG: [@srghospitality](https://www.instagram.com/srghospitality)



Mr Warren Geyer
Planning Department
City of Sydney
456 Kent Street
Sydney NSW 2000

Submission in Support

**Via email - dasubmissions@cityofsydney.nsw.gov.au - Development Application D/2026/626;
Attention: Warren Geyer**

To the Assessment Team,

I am writing to express my strong support for the above development application submitted by Markham Real Estate Partners for the proposed business events and function venue at Piers 8 & 9, Walsh Bay.

This proposal represents an excellent example of private investment enhancing one of Sydney's most significant harbour precincts and buildings. The adaptive re-use of an existing heritage building to accommodate a premium business events and function venue will strengthen Walsh Bay as a destination while respecting the character and heritage of the area.

Sydney continues to compete with other Australian and international cities to attract conferences, corporate events and business tourism. High-quality venues in iconic waterfront locations are an important part of that offering. The proposed development will broaden Sydney's event infrastructure and provide businesses with another first-class venue for meetings, conferences, product launches, gala dinners and other functions.

Beyond the venue itself, the proposal will generate economic benefits for Walsh Bay and the wider city. Visitors attending events will support nearby accommodation providers, restaurants, bars, retailers and cultural attractions, increasing activity throughout the Walsh Bay precinct and the Sydney CBD. The project will also create employment during construction and provide ongoing jobs across hospitality, event management and venue operations.

I am also encouraged that the venue will be operated by Navarra Venues, an experienced and highly regarded business with a long history of delivering professionally managed events throughout New South Wales. The accompanying Plan of Management demonstrates a clear commitment to responsible operations, ensuring that the venue can operate successfully while maintaining appropriate standards of safety, traffic management and neighbourhood amenity.

The proposal is consistent with the City of Sydney's vision for a vibrant, active and economically successful harbour precinct. It supports investment, tourism, employment and the continued activation of Walsh Bay as one of Sydney's premier cultural and commercial destinations.

For these reasons, I respectfully support the application and encourage the City of Sydney to approve the proposal.

Yours sincerely,



Bill Drakopoulos
Founder | SRG Hospitality
Occupier, Shop 7 & 8
21 Hickson Road
Walsh Bay, NSW 2000

From: Yuriy Sychov [REDACTED]

Sent on: Wednesday, July 22, 2026 7:00:28 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: RE: OBJECTION TO DEVELOPMENT APPLICATION D/2026/626 — 23 HICKSON ROAD, PIERS 8/9, 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.

Yuriy Sychov
513, The Pier on Walsh Bay, 19 Hickson Road, Dawes Point NSW 2000
[REDACTED]

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

2026/07/22

RE: OBJECTION TO DEVELOPMENT APPLICATION D/2026/626 — 23 HICKSON ROAD, PIERS 8/9, MILLERS POINT

I am the owner/resident of 513, The Pier on Walsh Bay, 19 Hickson Road, Dawes Point NSW 2000, within The Pier on Walsh Bay — identified in the applicant's own Acoustic Assessment as the nearest residential receiver ("R1") to the proposed development. I object to this application, which seeks approval for a business events and function centre across Levels 2–4 of Piers 8/9, with a capacity of up to 750 persons, a new Northern Balcony, and new external gantries and stairways.

Having reviewed the Fire Safety Engineering Letter (Jensen Hughes, 5 June 2026), the Heritage Impact Statement (Curio Projects, June 2026), the Access Design Review (Jensen Hughes, 17 June 2026), and the DA Acoustic Assessment (Renzo Tonin & Associates, 22 June 2026), I raise the following three grounds of objection.

1. Noise — Compliance Is Contingent, Not Demonstrated

The Acoustic Assessment confirms that predicted noise levels are compliant with Council's entertainment noise criteria (DCP 2012, s.3.18) only "provided that the recommendations in Section 6 are adopted." Those recommendations include closing the gantry and balcony doors after 10pm, stationing a dedicated staff member to ensure the entry door remains closed, installing laminated acoustic glazing and secondary glazing behind the existing heritage windows, vibration-isolating speakers, and directing patrons to leave only via Pier 9. Several of these are behavioural or management commitments rather than fixed physical controls, and none is shown to be adopted as a binding condition in the architectural drawings.

The Assessment also identifies the nearest residential receiver as this building, at an assumed distance of approximately 70 metres — materially further than the approximately 50 metres previously estimated by the Owners Corporation. If the true distance to the nearest affected apartments is less than assumed, the predicted noise levels understate the actual impact. The Assessment further acknowledges that internal noise transmission to the adjoining commercial tenancy already exceeds the noise goals in the lower frequencies before additional floor treatments are applied, and that background noise monitoring was conducted in October–November 2025 — some eight months before lodgement and outside the summer season most relevant to Thursday–Saturday evening trading.

I request that Council: (a) require independent verification of the actual distance from the gantries/balcony to the nearest occupied apartments; (b) require a contemporaneous background noise survey; and (c) impose every measure listed in Section 6 of the Acoustic Assessment as an explicit, monitored condition of consent, rather than leaving them as consultant recommendations.

2. Fire and Life Safety — Multiple Departures Not Yet Resolved

The Fire Safety Engineering Letter proposes several performance-based departures from the Deemed-to-Satisfy provisions of the NCC 2022 for a 750-person occupant load, a number of which are unresolved at this stage: an aggregate exit width of 6m is provided where 7m is required (NCC D2D8); hydrant coverage of 10m is proposed against the 40m Deemed-to-Satisfy limit under

AS 2419.1:2021, with the letter itself stating this is "subject to consultation and approval by Fire and Rescue NSW" — meaning that approval has not yet been obtained; and the fire-resistance rating of the exposed heritage timber structure is described as "unknown", to be confirmed only in the "detailed design stage" after any consent is granted.

The proposed evacuation strategy for Level 4 also relies on occupants reaching the external gantries as a "place of relative safety" — the same structures that are the subject of this and other residents' privacy and noise objections. Separately, the Access Design Review identifies unresolved non-compliances with AS 1428.1:2021, including no documented compliant level transition between Level 02 and the gantry/terrace areas, and accessible toilet doors at Levels 02–04 that do not meet required clearances, all deferred to the Construction Certificate stage.

Under section 4.15 of the Environmental Planning and Assessment Act 1979, Council must be satisfied as to the likely impacts of the development, including on public safety, before granting consent. I submit that Council cannot be so satisfied while core fire-safety and accessibility matters for a 750-person venue remain open, unapproved by Fire and Rescue NSW, or deferred to a later approval stage with no opportunity for further public comment.

3. Heritage — Inconsistent Reasoning and Reliance on an Outdated CMP

The Heritage Impact Statement justifies the new gantries partly by reference to comparable works "directly comparable to, and consistent with" upgrades at Piers 2/3, 4/5 and 6/7 (s.7.3.1). No equivalent precedent is claimed anywhere in its assessment of the Northern Balcony (s.7.3.2), which is instead justified solely on its own design restraint. This selective use of the precedent argument confirms that the Northern Balcony is a novel addition without an established counterpart elsewhere in the precinct, and it should be assessed — and, if approved, conditioned — on that basis, not treated as a continuation of accepted precinct character.

The Statement also relies principally on a Conservation Management Plan from 1999, which its own authors acknowledge "predates a number of significant changes to the site and its use" — including the conversion of the adjoining Pier 6/7 to residential use — without an updated CMP or heritage significance review having been commissioned. I ask that Council require an updated heritage assessment that properly accounts for the pier's current residential context before determining this application.

Conclusion

For the reasons above, I submit that this application should not be approved in its current form. If Council is nonetheless minded to grant consent, I request that it be made subject to conditions addressing the noise, fire/life-safety and heritage matters raised in this submission, and that I be notified of the determination.

Yours faithfully,

Yuriy Sychov

[Redacted signature block]

From: Iryna Galyapa [REDACTED]
Sent on: Wednesday, July 22, 2026 8:04:46 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: OBJECTION TO DEVELOPMENT APPLICATION D/2026/626 — 23 HICKSON ROAD, PIERS 8/9, MILLERS POINT

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Iryna Galyapa
513, The Pier on Walsh Bay, 19 Hickson Road, Dawes Point NSW 2000
[REDACTED]

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

2026.07.21

RE: OBJECTION TO DEVELOPMENT APPLICATION D/2026/626 — 23 HICKSON ROAD, PIERS 8/9, MILLERS POINT

I am the owner/resident of 513-19 Hickson Road, Dawes Point NSW 2000, within The Pier on Walsh Bay, in close proximity to Piers 8/9. I write to formally object to this application, which seeks approval for a business events and function centre across Levels 2–4 of Piers 8/9, with a capacity of up to 750 persons, a new Northern Balcony, and new external gantries and stairways.

I have reviewed the material made available in support of this application, including the Fire Safety Engineering Letter (Jensen Hughes, 5 June 2026), the Heritage Impact Statement (Curio Projects, June 2026), the Architectural Drawings and Architectural Design Report (Sissons, June 2026), the Construction & Demolition and Operational Waste Management Plans (Elephants Foot Consulting, June 2026), the Access Design Review (Jensen Hughes, 17 June 2026), the DA Acoustic Assessment (Renzo Tonin & Associates, 22 June 2026), the Transport Impact Assessment (JMT Consulting, 5 June 2026), and the Plan of Management (Beam Planning, 22 June 2026).

Noise

The application's own Acoustic Assessment confirms that compliance with Council's entertainment noise criteria (DCP 2012, s.3.18) is achievable only "provided that the recommendations in Section 6 are adopted" — it is not compliant by design alone. Those recommendations include closing the gantry and balcony doors after 10pm, stationing a dedicated staff member to ensure the entry door remains closed, installing laminated acoustic glazing and secondary glazing behind the existing heritage windows, vibration-isolating speakers, and directing patrons to leave only via Pier 9. A number of these are behavioural or management commitments rather than fixed physical controls, and none is shown to be adopted as a binding condition in the architectural drawings.

- The Acoustic Assessment identifies the nearest residential receiver as this building, at an assumed distance of approximately 70 metres — materially further than the approximately 50 metres previously estimated. If the true distance to the nearest affected apartments is less than assumed, predicted noise levels understate the actual impact.
- The Assessment acknowledges that internal noise transmission to the adjoining commercial tenancy already exceeds the noise goals in the lower frequencies before additional floor treatments are applied.
- Background noise monitoring was conducted in October–November 2025 — some eight months before lodgement and outside the summer season most relevant to Thursday–Saturday evening trading.
- The Heritage Impact Statement states the indoor Thursday–Saturday hours as "7am – 12pm" — read literally, this says the venue closes at noon on its busiest trading days, which is inconsistent with the Acoustic Assessment, the Plan of Management and the Owners Corporation's own notice, all of which state 7am–12am (midnight). I have checked this against the original document and it appears to be a genuine drafting error, but it underlines that residents have not been given a single, reliable statement of the actual proposed hours.
- The noise mitigation table in the Plan of Management (s.6.0) is itself difficult to reconcile: it lists overlapping and near-duplicate conditions for "9:00pm–12:00am" and "10:00pm–12:00am" at the same 90dB(A) limit, and refers to "northern gantries" — a term inconsistent with every other document, which describes the gantries as being on the

eastern and western sides of the pier.

- The gantry viewing platforms on the eastern side face directly onto the residences at Pier 6/7, with open doors allowing noise to travel, in contrast to the gantries at Pier 4/5, which face away from Pier 6/7.
- Noise from deliveries and waste collection servicing a 750-person function centre has not been separately modelled.

I request that Council require independent verification of the actual distance from the gantries/balcony to the nearest occupied apartments, require a contemporaneous background noise survey, require a single corrected statement of hours across all documents, and impose every measure listed in Section 6 of the Acoustic Assessment as an **explicit, monitored condition of consent** rather than a mere recommendation.

Safety / Traffic Management

The Fire Safety Engineering Letter proposes several performance-based departures from the Deemed-to-Satisfy provisions of the NCC 2022 for a 750-person occupant load, several of which remain unresolved: an aggregate exit width of 6m is provided where 7m is required (NCC D2D8); hydrant coverage of 70m is proposed against the 40m Deemed-to-Satisfy limit under AS 2419.1:2021, with the letter itself stating this is "subject to consultation and approval by Fire and Rescue NSW" — meaning approval has not yet been obtained; and the fire-resistance rating of the exposed heritage timber structure is described as "unknown", to be confirmed only in the "detailed design stage" after any consent is granted. The proposed evacuation strategy for Level 4 also relies on occupants reaching the external gantries as a "place of relative safety" — the same structures that are the subject of the privacy and noise concerns below.

- The Access Design Review identifies unresolved non-compliances with AS 1428.1:2021, including no documented compliant level transition between Level 02 and the gantry/terrace areas, and accessible toilet doors at Levels 02–04 that do not meet required clearances, all deferred to the Construction Certificate stage — after consent, with no further opportunity for public comment.
- The Plan of Management's own patron capacity figures do not add up: "Room 1... can accommodate up to 300 people seated and Room 2... can seat up to 400 people. Combined the room can provide seating or standing for 750 people" — 300 plus 400 is 700, not 750. This is the figure underlying the fire engineer's exit-width calculations.
- The Architectural Design Report states "the proposed development make[s] no change to the current access around the pier." The Plan of Management agrees, stating access will operate "as per current arrangements." Both are contradicted by the Transport Impact Assessment, which states the existing full-perimeter vehicle access "will be modified" and "restricted to the southern end of Pier 9" — a clear disagreement between the applicant's own consultants on a basic operational fact.
- The Transport Impact Assessment's parking occupancy evidence is drawn from a 2021 DA survey and an April 2022 car park observation — four to five years old — while its Hickson Road traffic counts were freshly collected in February 2025, with no explanation for the mismatch.
- There are personal and property safety concerns for residents and visitors where functions are held with open bars. The security arrangements described are largely reactive (removal of disorderly patrons, incident reports after the fact) rather than preventative.
- The Traffic Management material does not clearly address the safe management of vehicles delivering goods or removing waste on a shared public walkway used actively by the fishing community, particularly given the unresolved contradiction above as to whether vehicle circulation is even changing.

I request that Council require the applicant to resolve the contradiction between its own reports on vehicle access, correct the capacity figures used throughout the application, require current parking occupancy data, and require all fire-safety and accessibility matters to be fully resolved and demonstrated — including Fire and Rescue NSW approval of the hydrant performance solution — before this application is determined, not deferred to a later stage without public scrutiny.

Privacy/Views

The proposed gantries will allow direct line of vision into residents' apartments across multiple floors. I have not seen a privacy impact assessment addressing sightlines from the gantries into individual Pier 6/7 apartments, nor any defined mitigation such as fixed screening or obscure glazing on the eastern gantries specifically.

The proposed Northern Balcony may similarly allow direct line of vision into apartments at the northern end of Pier 6/7, and may impede westerly harbour views currently enjoyed by residents there. I have not seen a view-loss assessment testing less obtrusive alternative siting, scale or screening for the balcony, of the kind the Land and Environment Court has required in view-sharing cases such as *Tenacity Consulting v Warringah Council*.

I request that Council require a privacy impact assessment with defined mitigation, and a view-loss assessment testing reasonable design alternatives, before either the gantries or the Northern Balcony are approved in their current form and scale.

Heritage Conservation

The proposed Northern Balcony is inconsistent with the other piers on Walsh Bay. The Heritage Impact Statement justifies the new gantries by reference to comparable works "directly comparable to, and consistent with" upgrades at Piers 2/3, 4/5 and 6/7 (s.7.3.1) — but no equivalent precedent is claimed anywhere in its ~~assessment~~ assessment of the Northern Balcony (s.7.3.2), which is instead

justified solely on its own design restraint. This confirms that the Northern Balcony is a novel addition without an established counterpart elsewhere in the precinct, and it should be assessed, and if approved conditioned, on that basis rather than treated as a continuation of accepted precinct character.

The Heritage Impact Statement relies principally on a Conservation Management Plan from 1999, which its own authors acknowledge "predates a number of significant changes to the site and its use" — including the conversion of the adjoining Pier 6/7 to residential use — without an updated CMP or heritage significance review having been commissioned.

The Heritage Impact Statement confirms that this proposal constitutes Integrated Development under section 4.46 of the Environmental Planning and Assessment Act 1979, requiring a separate Section 60 approval from Heritage NSW under the Heritage Act 1977, in addition to Council's consent. Residents were not advised of this dual approval pathway, or of any opportunity to make representations directly to Heritage NSW as the concurrence authority.

If the Council is prepared to permit a heritage departure of this kind, I ask what other departures from established heritage controls residents can expect to see approved elsewhere in the precinct on the same reasoning.

I request that Council require an updated heritage assessment that properly accounts for the pier's current residential context, treat the Northern Balcony as an exception rather than a precedent with reasons published, and confirm in writing the status of the Heritage NSW Section 60 application.

Environmental Impact

An Operational Waste Management Plan has been provided, but its own waste generation calculation (Table 1) uses a floor area of 2,256m² for the function rooms — significantly larger than the total Gross Floor Area for the entire tenancy shown on the architect's own GFA Plans (1,595m² across Levels 2–4, with the main function floor at only 1,170m²). The bin quantities and collection frequencies calculated from this plan may therefore be understated by around 40%.

The Operational Waste Management Plan's description of the waste collection vehicle's route is also internally unclear: it states the vehicle will access the pier "using the boom gate from Towns Place" and will later "leave the pier via the route it entered, not Towns Place" — in the same paragraph. All waste storage is located at Level 00, while the kitchen and bars generating that waste are on Level 02, and no method of transporting waste between the two levels is described.

I remain concerned as to how adherence to the (corrected) Waste Management Plan will be monitored in practice, in particular to ensure no kitchen waste finds its way into the waterway, and what noise will result from waste removal activities, especially given the Plan of Management's own commitment that "no disposal of glass or garbage removal is to occur in external areas after midnight" depends on staff compliance rather than physical controls.

I have not seen adequate detail on the processes proposed to limit cigarette smoke drift, or cigarette butts and other waste being thrown into the harbour from the gantries or Northern Balcony, beyond a general commitment to signage.

I request that Council require the waste generation calculation to be redone using the correct floor area, require clarification of the collection vehicle's actual route and the method of moving waste from Level 02 to the ground-floor bin rooms, and impose independently audited waste and litter controls, including defined smoking areas away from the water's edge, as conditions of any consent.

Rule Enforcement, Dispute Resolution and Management

The Plan of Management provided by the applicant does include a 24-hour complaints line, a complaints and incidents register, an incident register for matters requiring police attention, and a requirement that events finish at least 30 minutes before the approved closing hour, with concurrent events staggered to different finish times.

However, the Plan of Management currently allows the operator to amend it "at the discretion of the operator" (s.8.4), subject only to providing Council a copy of any amended plan "for approval, which approval must not be unreasonably withheld." This means the specific protections residents are relying on — the complaints line, the staggered finish times, the register — could be varied by the operator with only a low bar for Council to clear before amendments take effect.

I have not seen assurance or documentation confirming what response timeframes apply once a complaint is logged, what escalation occurs for repeated non-compliance (for example, a pattern of noise breaches on consecutive weekends), or what would trigger a formal review of consent conditions rather than a further entry in the complaints register.

I ask what preventative measures — as distinct from the largely reactive measures described in the Plan of Management, such as security removing disorderly patrons after the fact — are actually being required as a condition of consent to reduce the likelihood of poor patron conduct occurring in the first place, particularly late in the evening.

I request that Council make the specific protections in the Plan of Management (the complaints line, staggered finish times, incident register, and noise mitigation measures) binding conditions of consent that cannot be varied by the operator without Council's prior written approval on public interest grounds, define response and escalation timeframes for complaints, and provide a mechanism for consent conditions to be formally reviewed if non-compliance is repeated.

Conclusion

For the reasons set out above, I submit that this application should not be approved in its current form. If Council is nonetheless minded to grant consent, I request that it be made subject to conditions addressing each of the matters raised in this submission, and that I be notified of the determination.

Yours faithfully,

Iryna Galyapa

[REDACTED]

From: Karen Moses [REDACTED]
Sent on: Thursday, July 23, 2026 10:47:14 PM
To: council@cityofsydney.nsw.gov.au; DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: D/2026/626 - 23 HICKSON RD MILLERS POINT
Attachments: DA D2026626 Objection.pdf (39.12 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 Council,

I am a resident at 525/19 Hickson Rd Dawes Point and I am writing to object to DA 2026/626 for 23 Hickson Rd Millers Point. I live on the Pier 6/7 at the northern end immediately adjacent to the site. I have reviewed the reports supporting the development application, and in my view the evidence provided and issues considered fall short in key aspects, and lack sufficient information on other issues, in determining the impact on the residents in the area.

My key areas of concern are

Noise: The acoustic assessment does not consider the concentrated entry and exit times of a 750 guest function centre via the four proposed gantries and in particular the two gantries on the eastern side late into the evening. There wasn't consideration of the combined noise of guests, cars, taxi, ubers and clean up noise up to midnight. There is no consideration of spill over noise throughout an event as gantries doors are opened and the gantries used by patrons to smoke, get some air etc, leaving doors open. The exit gantries on Pier 4/5 are on the eastern side only, facing away from the residents. This Development Application has the gantries on both the western and eastern sides, directly across from the residents.

Traffic: There wasn't any evidence that the traffic management plan had considered the concentrated departure and arrival times. Nor does it address how the goods required to cater to a function for 750 people were to be managed, how waste is to be managed within the operating hours and how pedestrian safety was being provided for. The Pier is a shared public access walkway with very limited vehicle access and is used throughout the day and night by the public including pedestrians, runners, bicyclers, and fisherman.

Personal Safety: the lack of consideration of the potential poor behaviour that comes with an open bar for 750 patrons is very concerning. There is no specified strategies to minimise the risk of residents and other visitors to Walsh Bay being exposed to poor behaviour, security arrangements, escalation protocols, or consequence. There is no consideration of the exposure to passive smoke drifting from the gantries or the northern balcony across to the Pier residents. There is no consideration of privacy concerns to residents directly across from the function centre particularly from the gantries and northern balcony.

Multiple facilities: There is no supporting evidence that a 750 people function centre is required in the area or its impact on other commercial operations. There are already multiple function spaces including at Pier 1, Pier 2/3, and Pier 4/5 and the newly developed Cut Away that provide this facility. This DA application does not address any contention issues between co-incident use of all the facilities across the Walsh Bay precinct and the capacity to cope with traffic, noise, congestion and frustrated visitors, and residents.

I request that Council refuse this application due to insufficient consideration of the impact on the existing residents, commercial operations, and infrastructure.

Yours Sincerely

Karen Moses
525/19 Hickson Rd
Dawes Point

Dear Council,

I am a resident at 525/19 Hickson Rd Dawes Point and I am writing to object to DA 2026/626 for 23 Hickson Rd Millers Point. I live on the Pier 6/7 at the northern end immediately adjacent to the site. I have reviewed the reports supporting the development application, and in my view the evidence provided and issues considered fall short in key aspects, and lack sufficient information on other issues, in determining the impact on the residents in the area.

My key areas of concern are

Noise: The acoustic assessment does not consider the concentrated entry and exit times of a 750 guest function centre via the four proposed gantries and in particular the two gantries on the eastern side late into the evening. There wasn't consideration of the combined noise of guests, cars, taxi, ubers and clean up noise up to midnight. There is no consideration of spill over noise throughout an event as gantries doors are opened and the gantries used by patrons to smoke, get some air etc, leaving doors open. The exit gantries on Pier 4/5 are on the eastern side only, facing away from the residents. This Development Application has the gantries on both the western and eastern sides, directly across from the residents.

Traffic: There wasn't any evidence that the traffic management plan had considered the concentrated departure and arrival times. Nor does it address how the goods required to cater to a function for 750 people were to be managed, how waste is to be managed within the operating hours and how pedestrian safety was being provided for. The Pier is a shared public access walkway with very limited vehicle access and is used throughout the day and night by the public including pedestrians, runners, bicyclers, and fisherman.

Personal Safety: the lack of consideration of the potential poor behaviour that comes with an open bar for 750 patrons is very concerning. There is no specified strategies to minimise the risk of residents and other visitors to Walsh Bay being exposed to poor behaviour, security arrangements, escalation protocols, or consequence. There is no consideration of the exposure to passive smoke drifting from the gantries or the northern balcony across to the Pier residents. There is no consideration of privacy concerns to residents directly across from the function centre particularly from the gantries and northern balcony.

Multiple facilities: There is no supporting evidence that a 750 people function centre is required in the area or its impact on other commercial operations. [There are already multiple function spaces including at Pier 1, Pier 2/3, and Pier 4/5 and the newly developed Cut Away that provide this facility.](#) This DA application does not address any contention issues between co-incident use of all the facilities across the Walsh Bay precinct and the capacity to cope with traffic, noise, congestion and frustrated visitors, and residents.

I request that Council refuse this application due to insufficient consideration of the impact on the existing residents, commercial operations, and infrastructure.

Yours Sincerely

Karen Moses

525/19 Hickson Rd

Dawes Point

From: Karen Moses [REDACTED]
Sent on: Thursday, July 23, 2026 10:47:14 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>;
DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: D/2026/626 - 23 HICKSON RD MILLERS POINT
Attachments: DA D2026626 Objection.pdf (39.12 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 Council,

I am a resident at 525/19 Hickson Rd Dawes Point and I am writing to object to DA 2026/626 for 23 Hickson Rd Millers Point. I live on the Pier 6/7 at the northern end immediately adjacent to the site. I have reviewed the reports supporting the development application, and in my view the evidence provided and issues considered fall short in key aspects, and lack sufficient information on other issues, in determining the impact on the residents in the area.

My key areas of concern are

Noise: The acoustic assessment does not consider the concentrated entry and exit times of a 750 guest function centre via the four proposed gantries and in particular the two gantries on the eastern side late into the evening. There wasn't consideration of the combined noise of guests, cars, taxi, ubers and clean up noise up to midnight. There is no consideration of spill over noise throughout an event as gantries doors are opened and the gantries used by patrons to smoke, get some air etc, leaving doors open. The exit gantries on Pier 4/5 are on the eastern side only, facing away from the residents. This Development Application has the gantries on both the western and eastern sides, directly across from the residents.

Traffic: There wasn't any evidence that the traffic management plan had considered the concentrated departure and arrival times. Nor does it address how the goods required to cater to a function for 750 people were to be managed, how waste is to be managed within the operating hours and how pedestrian safety was being provided for. The Pier is a shared public access walkway with very limited vehicle access and is used throughout the day and night by the public including pedestrians, runners, bicyclers, and fisherman.

Personal Safety: the lack of consideration of the potential poor behaviour that comes with an open bar for 750 patrons is very concerning. There is no specified strategies to minimise the risk of residents and other visitors to Walsh Bay being exposed to poor behaviour, security arrangements, escalation protocols, or consequence. There is no consideration of the exposure to passive smoke drifting from the gantries or the northern balcony across to the Pier residents. There is no consideration of privacy concerns to residents directly across from the function centre particularly from the gantries and northern balcony.

Multiple facilities: There is no supporting evidence that a 750 people function centre is required in the area or its impact on other commercial operations. There are already multiple function spaces including at Pier 1, Pier 2/3, and Pier 4/5 and the newly developed Cut Away that provide this facility. This DA application does not address any contention issues between co-incident use of all the facilities across the Walsh Bay precinct and the capacity to cope with traffic, noise, congestion and frustrated visitors, and residents.

I request that Council refuse this application due to insufficient consideration of the impact on the existing residents, commercial operations, and infrastructure.

Yours Sincerely

Karen Moses

525/19 Hickson Rd

Dawes Point

Dear Council,

I am a resident at 525/19 Hickson Rd Dawes Point and I am writing to object to DA 2026/626 for 23 Hickson Rd Millers Point. I live on the Pier 6/7 at the northern end immediately adjacent to the site. I have reviewed the reports supporting the development application, and in my view the evidence provided and issues considered fall short in key aspects, and lack sufficient information on other issues, in determining the impact on the residents in the area.

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Multiple facilities: There is no supporting evidence that a 750 people function centre is required in the area or its impact on other commercial operations. [There are already multiple function spaces including at Pier 1, Pier 2/3, and Pier 4/5 and the newly developed Cut Away that provide this facility.](#) This DA application does not address any contention issues between co-incident use of all the facilities across the Walsh Bay precinct and the capacity to cope with traffic, noise, congestion and frustrated visitors, and residents.

I request that Council refuse this application due to insufficient consideration of the impact on the existing residents, commercial operations, and infrastructure.

Yours Sincerely

Karen Moses

525/19 Hickson Rd

Dawes Point

From: Melissa Macias [REDACTED]
Sent on: Friday, July 24, 2026 12:42:03 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Development Application D/2026/626 - Letter of Support - on behalf of Paul Nicolaou
Attachments: Letter of Support - Navarra Venues - 23 July 26.pdf (87.34 KB)

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Dear Mr Warren Geyer

Please find attached our letter of support in relation to Development Application D/2026/626

Best regards
On behalf of Paul Nicolaou

Melissa Macias
Executive Assistant to Executive Director

[REDACTED]
[REDACTED]
a. 8 Chifley Square (corner Phillip St & Hunter St), Sydney NSW 2000

Please note - I work casual hours, if your matter requires immediate attention, please contact Paul Nicolaou or Paula Martin, directly.



23 July 2026

Mr Warren Geyer
City Planning
City of Sydney
456 Kent Street
Sydney NSW 2000

Dear Mr Geyer,

Letter of Support – Development Application D/2026/626: Piers 8/9, 23 Hickson Road, Millers Point 2026 (Lot 2, Tenancy B in SP 64174)

Business Sydney writes in support of the development application lodged by Markham Real Estate Partners for the proposed business events and function centre at Piers 8/9, Walsh Bay.

As the voice of business in Sydney, we welcome projects like this that create jobs, strengthen the visitor economy, and reinforce Sydney's reputation as a leading destination for business events and hospitality.

The new indoor venue will be a high-quality option for corporate events and other functions right on the CBD doorstep and will attract interstate and international visitors to Walsh Bay's broader cultural and arts precinct. It facilitates private investment into the City and will create construction jobs and ongoing employment in venue operations, catering and event management, as well as flow-on benefits to hospitality businesses in the precinct.

The venue will be operated by Navarra Venues, a long-established, family-run business with over 50 years of experience in NSW. The venue design and robust Plan of Management reflect both Navarra and Markham's commitment to professional, high-quality operations that preserve neighbour amenity.

The proposal aligns with the City of Sydney's policies to encourage and support a vibrant night-time economy, including through the Open Sydney Strategy and Action Plan 2013–2030. The proposal is also consistent with the State Government's vibrancy reforms.

Chifley Square, Sydney NSW 2000

| businesssydney.com

ABN 63 000 014 504

Business Sydney, formerly Sydney Business Chamber, is the voice for business in Sydney. For nearly two hundred years we have worked to advance Sydney as a global, competitive, and liveable city. Now, to reflect our broader reach, influence, and strength, we have transformed to become Business Sydney

Business Sydney welcomes the City of Sydney's consideration and approval of this development application.

Yours sincerely



Paul Nicolaou
Executive Director
Business Sydney

From: [REDACTED]

Sent on: Sunday, July 26, 2026 8:24:40 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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 Geyer,

Subject: Objection to DA D/2026/626 – Proposed Business Events & Function Centre, 23 Hickson Road, Millers Point

I am a resident of Hickson Road and wish to lodge a formal objection to Development Application D/2026/626 for the proposed conversion of Tenancy B at Piers 8/9, 23 Hickson Road, into a business events and function centre with a capacity of up to 750 people. The proposal includes substantial building works, including new external gantries, stairs, lift structures and a northern balcony associated with the operation of a large-scale events venue.

While I support the appropriate activation and adaptive reuse of heritage buildings, I believe this proposal represents an excessive intensification of use that will have significant and ongoing adverse impacts on the residential amenity, heritage character and liveability of the Walsh Bay precinct. The proposal fails to strike an appropriate balance between commercial activity and the rights of existing residents to enjoy their homes without unreasonable disturbance.

My primary concern is the scale of the proposed operation. A venue accommodating up to 750 patrons and operating until midnight on Thursday, Friday and Saturday nights will generate substantial patron arrival and dispersal activity in a precinct immediately adjoining residential apartments. The most significant impacts are unlikely to arise from events themselves, but rather from hundreds of guests arriving and leaving, congregating on external balconies, gantries and public areas, waiting for taxis and rideshare vehicles, and creating late-night noise that will carry across the harbour environment.

The application relies heavily on management measures and operational controls but does not adequately demonstrate how these impacts will actually be prevented. A complaints register or management plan does not protect residents from sleep disturbance once noise has occurred. The fundamental planning question is whether a venue of this scale and intensity is compatible with its surroundings. In my view, it is not.

I am also concerned that the Traffic Impact Assessment significantly understates the real-world impacts associated with major events. The proposal does not adequately address the cumulative effect of large numbers of rideshare vehicles, taxis, delivery vehicles and guests arriving and departing at the same time, often coinciding with performances and events elsewhere within Walsh Bay. Hickson Road and Towns Place already experience considerable activity associated with the broader arts precinct. Approval of an additional 750-person venue risks creating unacceptable congestion, safety concerns and disruption for residents.

A further concern is the impact on the heritage significance and character of the Walsh Bay Wharves Precinct. The proposed new external structures, gantries, stairways, lifts and balcony, together with the introduction of a substantial late-night event venue, will materially alter the character and setting of this State-significant heritage precinct. Heritage conservation should involve not only protecting physical fabric but also preserving the character, atmosphere and community values that make the precinct unique.

In addition, the applicant's own accessibility assessment identifies a number of unresolved accessibility and compliance issues, including concerns regarding accessible amenities, circulation and other Disability Discrimination Act and Building Code requirements. These deficiencies suggest that important aspects of the proposal have not yet been satisfactorily resolved.

I am also concerned that the operational impacts associated with waste servicing have not been adequately addressed. A venue servicing functions of this scale will inevitably generate significant quantities of waste and bottle disposal. The

absence of clear restrictions on collection and servicing hours creates the risk of late-night and early-morning commercial activities that are incompatible with residential amenity.

For these reasons, I respectfully request that Council refuse Development Application D/2026/626.

Should Council nonetheless be minded to approve the proposal, I strongly request that any consent include:

- A substantial reduction in maximum patron capacity;
- Earlier closing hours and patron dispersal times;
- Elimination or significant restriction of external patron areas, including balconies and gantries;
- An independent peer-reviewed acoustic assessment;
- Strict controls on rideshare, taxi, servicing and patron management;
- Prohibition of waste collection and servicing activities between 10:00pm and 7:00am;
- Full resolution of all accessibility compliance issues before any approval is granted.

The Walsh Bay precinct is one of Sydney's most important heritage and residential communities. **Residents have a legitimate expectation that the character, amenity and liveability of the area will be protected.** In my view, the proposal in its current form fails to achieve that balance and should not be approved.

Yours sincerely,

[REDACTED]
[REDACTED] 21A Hickson Road
Millers Point NSW 2000

[REDACTED]
[REDACTED]

Re: DA D/2026/626 – 23 Hickson Road, Millers Point

From: [REDACTED]
Sent on: Sunday, July 26, 2026 12:22:39 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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 Warren Geyer,

We are residents at Pier 6/7, 19 Hickson Road, Dawes Point NSW 2000 (also known as Walsh Bay).

We are objecting to the Markham proposed development at 23 Hickson Road for a Function Centre for 750 attendees.

Our reason is that this is a **residential area**, a fact often overlooked by the City of Sydney as judged by their approvals of businesses in our neighbourhood that impinge significantly on our quality of life.

Specifically, the Markham proposal is for a gantry with **Eastern balcony** at the end of 23 Hickson Road Pier 8.

There are many issues emanating from such a construction:

1. The **distance** between the commercial offices occupying Pier 8 and the residential units on Pier 6/7 is the narrowest between the wharves of Walsh Bay.
Noise travels efficiently on the surface of water especially from a source in close proximity, as evidenced by the noise we already tolerate from restaurants and cafes.
2. A raised **balcony** will be a highly efficient position from which noise will transmit from people interacting and likely disinhibited from alcoholic beverages.
3. Hickson Road is already extremely busy as an established entertainment precinct especially as an **arts precinct** with many arts organisations working.
4. **Barangaroo Park** that includes the multifunction space The Cutaway draws large numbers of people.
5. A **function centre** will bring people who must arrive and leave in large numbers all at once. They will have to walk the length of Pier 8 and it is unlikely they will be silent. It is also hard to imagine that there will not be music outdoors. Many functions are likely to proceed after normal work hours when residents are at home and hoping to rest.
6. Walsh Bay is already a busy popular thoroughfare for tourists and visitors and is already saturated with activity.

This objection is not a NIMBY reaction with objection to any change.

We realise that the location of Walsh Bay should serve the needs of many people given its prime position on Sydney Harbour but it is also an established residential area with many homes that are impacted by the position. As it is, there are many days each year when roads in the area are closed often all day, when there are events like the Sydney Marathon or festivals like Vivid. As residents we accept that there are disadvantages that go with living here. We note that Markham have no interest in adding to the facilities and amenities of Walsh Bay. It does not appear that they are interested in running a Function Centre. It appears that their only interest is to exploit an opportunity to on-sell their development proposal when it is approved. We do not object to such commercial activity but this development in the residential area is inappropriate and highly objectionable to the residents here.

Sincerely, [REDACTED]
[REDACTED]/19 Hickson road, Dawes Point NSW 2000.

From: Ashan Ponnusamy [REDACTED]
Sent on: Sunday, July 26, 2026 7:35:50 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: MY FORMAL OBJECTION TO DA D/2026/626
Attachments: Ashan_Objection_Letter_D_2026_626.md.docx (2.37 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.

Kind regards
Ashan

--

Director, Pakkt P/L ACN 086 055 272 ABN 6608 60 55272
Unit 302, 21A Hickson Rd Millers Point NSW 2000 Australia
[REDACTED]

--

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To: City of Sydney Council, DA Assessment Team
Re: D/2026/626 — Pier 8/9 Function Centre — OBJECTION
Date: July 2026

Dear City of Sydney,

I am a resident of Shore Apartments, 21-21A Hickson Road, Dawes Point, immediately adjacent to the proposed function centre at Pier 8/9. I have reviewed the Development Application and supporting documents and **formally object to this application** on the grounds of insufficient information, lack of transparency, and inadequate assessment of residential impacts.

The submitted reports do not provide adequate detail for Council to assess the real-world impact of a 750-person function centre operating until midnight on weekends. Critical information gaps make it impossible for Council to determine whether this development can operate without substantial harm to me and other neighbouring residents.

CONCERN 1: NOISE DURING PEAK EXIT TIMES

The acoustic assessment does not model the actual operational scenario that will occur on Friday and Saturday nights. The Plan of Management requires all 750 patrons to exit via two gantries in a 30-minute window (11:30pm–12:00am), but the acoustic assessment assumes patrons are dispersed in outdoor areas throughout the evening. This fundamental mismatch means the assessment does not reflect real-world conditions.

The assessment also does not model concurrent noise sources during egress: patron vocal noise + vehicle engines + door slamming + taxi horns occurring simultaneously at midnight.

What's missing: No acoustic modelling of the 11:30pm–12:00am exit peak with all 750 patrons departing • No modelling of combined sources (patron egress + concurrent vehicle activity) • No predicted noise levels at residential buildings during actual peak scenarios • No post-approval acoustic monitoring protocol or verification mechanism

CONCERN 2: TRAFFIC MANAGEMENT AT MIDNIGHT

The Transport Assessment does not model peak departure or specify how 244 vehicles will be managed. The assessment assumes dispersed vehicle arrivals and departures, but the Plan of Management states events must finish "at different times to stage exits" without specifying intervals or enforcement mechanisms. The single driveway (Towns Place) becomes the bottleneck for all vehicle departures during midnight peaks.

What's missing: No traffic modelling for the 11:30pm–12:00am departure peak (113 private cars + 131 taxis via single driveway) • No definition of "staged exit" intervals — are sequential events 30 mins apart? 1 hour? Undefined • No protocol for service vehicle overlap with patron egress • No coordination with Barangaroo Metro operating hours (last train time? capacity?) • No taxi/Uber staging capacity detail or queue overflow procedures

CONCERN 3: WASTE COLLECTION TIMING

The waste management plans do not specify collection days or times. The Operational Waste Management Plan (Elephants Foot, June 2026) is included in the DA bundle but is difficult to locate and not cross-referenced to operating procedures. For events ending at

midnight (Fri/Sat), large volumes of catering waste accumulate. If bins overflow, collection could occur at any time — including 3–6am.

What's missing: No locked waste collection schedule specifying days/times • No overflow protocol if bins reach capacity • Operational plan lacks integration with venue operating hours • No noise management procedures for waste vehicle access/bin handling

CONCERN 4: PRIVACY OF NEIGHBOURING APARTMENTS

The DA does not address privacy implications of proposed gantries and northern balcony. The new structures will provide direct line-of-sight into residential apartments at Shore Apartments (70–100m away) across multiple floors. No privacy impact assessment is included and no screening or mitigation measures are proposed.

What's missing: No privacy impact assessment or line-of-sight analysis • No assessment of whether heritage listing prevents privacy screening • No proposed screening measures, design, or materials • No compliance mechanism if privacy is compromised during operations

CONCERN 5: OPERATIONS DURING ROAD CLOSURES

The DA does not address how the venue will operate or manage traffic when Hickson Road is closed during precinct events. Walsh Bay precinct closes Hickson Road multiple times annually for major public events (Vivid in May–June for 3 weeks, Sydney Marathon in September, NYE, film festivals). The DA assumes normal road access but provides no contingency.

What's missing: No protocol for how 750 guests and 244 vehicles access/egress during Hickson Road closures • No alternative routes to Barangaroo Metro, taxi pickup, or parking during closures • No venue policy if an event is booked during a precinct road closure • No assessment of how this impacts "staged exit" and traffic management protocols • No plan for service vehicle access or waste collection during road closures

CONCERN 6: COMPLIANCE AND ENFORCEMENT

The Plan of Management includes operational rules but specifies no monitoring, reporting, or enforcement mechanisms. Operational restrictions (noise limits, guest behavior, waste disposal, traffic management) are unenforceable without monitoring and penalties.

What's missing: No compliance monitoring protocol or frequency • No complaints procedure or response timeframe • No incident reporting requirements • No escalation procedure for repeated violations • No penalties or licence suspension conditions for breaches

SUMMARY

This application is fundamentally flawed by:

1. **Insufficient technical assessment** — acoustic modelling does not test actual peak scenarios (midnight exits with concurrent vehicle noise)

2. **Undefined traffic protocols** — "staged exits" and traffic management unspecified; no contingency for road closures during Vivid, marathons, NYE
3. **Waste management gaps** — collection times unspecified; operational plan exists but lacks clear protocols and integration with operating schedule
4. **No enforcement framework** — compliance rules with no monitoring, reporting, or penalties
5. **Unmitigated residential impacts** — privacy exposure, late-night noise, early-morning waste collection, unmanaged traffic during precinct events
6. **Precinct event blindspot** — no assessment of operations when Hickson Road is closed during Vivid, marathons, and NYE

Council does not have adequate information to approve this application.

I urge Council to either:

- **Refuse this application** due to insufficient information and lack of transparency, OR
- Require substantial revision, re-submission with complete assessment, and explicit enforcement mechanisms before any approval is considered

As a neighbouring resident, I should not be forced to accept inadequately assessed impacts to my sleep, privacy, safety, and amenity.

Yours,
Ashan Ponnusamy
Unit 302, 21A Hickson Rd



From: Jane Heynes [REDACTED]
Sent on: Monday, July 27, 2026 9:45:44 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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.

Jane Heynes
603/21A Hickson Road, Millers Point NSW 2000
[REDACTED]

27/07/2026

Re: Objection to Development Application D/2026/626
23 Hickson Road, Millers Point – Proposed Business Events and Function Centre

Dear Warren Geyer,

I wish to lodge my objection to Development Application D/2026/626 for the proposed business events and function centre at Pier 8/9, 23 Hickson Road, Millers Point.

Whilst I support the adaptive reuse of heritage buildings, I do not believe the applicant has adequately demonstrated that the proposal will not have unacceptable impacts on surrounding residential amenity, the operation and conservation of the State Heritage-listed Walsh Bay wharves, or the surrounding transport network. In particular, I am concerned that the application understates the cumulative impacts arising from the increasing concentration of entertainment and event venues within the Barangaroo and Walsh Bay precinct.

1. Cumulative Intensification of the Precinct

The application should not be assessed in isolation.

In recent years the Walsh Bay and Barangaroo precinct has undergone significant transformation, with an increasing concentration of entertainment, hospitality and major event venues attracting large numbers of visitors, particularly during evenings and weekends.

Importantly, the recent opening of The Cutaway at Barangaroo has introduced another significant event venue into the immediate precinct. When considered together with Roslyn Packer Theatre, Sydney Dance Company, waterfront restaurants, existing function venues and other entertainment facilities, the proposal contributes to an increasing cumulative intensity of activity.

The applicant's reports do not appear to adequately assess the combined effect of multiple venues operating simultaneously, including:

- concurrent events ending at similar times;
- overlapping patron arrivals and departures;
- increased demand for taxis, rideshare services and public transport;
- cumulative traffic generation;
- increased pedestrian congestion; and
- the combined impact of multiple venues on nearby residents.

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires Council to consider cumulative impacts. It is therefore insufficient to assess this proposal as though it were operating independently of other significant venues within the precinct.

2. Residential Amenity

The proposed function centre represents a substantial operational intensification compared with traditional commercial office use.

Unlike offices, function venues generate concentrated arrivals and departures involving large groups of patrons within relatively short time periods.

The resulting impacts include:

- patrons gathering outside before events;
- queues for transport;
- conversations, laughter and shouting;
- smoking congregations;
- vehicle doors closing;
- taxis and rideshare collections;
- horns and engines;
- late-night pedestrian movements.

These activities directly affect surrounding residents and are most intrusive during evening and late-night hours when background noise levels are lowest.

3. Patron Departure Noise Has Been Underestimated

The acoustic assessment appears primarily directed towards controlling noise generated within the building.

However, the greatest disturbance associated with function venues typically occurs after events conclude.

Once patrons leave the premises, venue operators have limited practical ability to control:

- conversations;
- loud farewells;
- shouting;
- waiting for transport;
- vehicle movements;
- groups lingering on public land.

Noise Management Plans cannot realistically prevent these behaviours.

The assessment should therefore give considerably greater weight to external patron dispersal rather than solely internal operational noise.

4. Increased Commercial Traffic Across a State Heritage-listed Pier

The proposal will significantly increase commercial activity requiring access across the State Heritage-listed Walsh Bay wharf structure.

This increase extends well beyond patron vehicles and includes:

- catering suppliers;
- food deliveries;
- beverage suppliers;
- florists;
- event styling contractors;
- audiovisual contractors;
- maintenance contractors;
- waste collection;
- cleaning contractors;
- linen services;
- Delivery vehicles.

Every additional commercial vehicle contributes to increased loading and wear on heritage infrastructure.

The documentation appears to focus principally on physical building alterations rather than the long-term operational impacts associated with substantially increased commercial traffic.

Council should require an independent engineering assessment demonstrating that the heritage-listed structure can safely accommodate the increased commercial loading over the life of the development without adverse impacts on its heritage significance.

5. Traffic Assessment Relies on Outdated Information

The Transport Assessment relies upon parking surveys undertaken several years ago.

Since those surveys were completed, the Walsh Bay and Barangaroo precinct has experienced considerable change, including additional entertainment venues, increased visitation and evolving transport patterns.

The assessment also appears to assume relatively modest private vehicle use and does not adequately examine cumulative demand when multiple venues are operating simultaneously.

Council should require updated traffic and parking surveys reflecting current conditions rather than relying upon historic data.

6. Operational Servicing Has Been Underestimated

The proposal has largely been assessed from the perspective of patron numbers.

However, a commercial function venue requires ongoing servicing before, during and after events.

The cumulative impacts of deliveries, contractors, waste collection, maintenance, catering logistics and event suppliers appear to have received limited consideration.

These operational activities will generate regular vehicle movements across the heritage-listed pier, adding to traffic, structural loading and operational impacts beyond those associated with patrons alone.

7. Heritage Impacts Extend Beyond Physical Alterations

The Heritage Impact Statement concludes that physical alterations are relatively minor.

However, heritage conservation involves more than protecting the physical fabric of a building.

Council should also consider whether increased operational intensity will result in:

- increased structural loading;
- vibration;
- accelerated deterioration;
- increased maintenance requirements;
- pressure on significant heritage infrastructure.

These matters are directly relevant to the long-term conservation of the State Heritage-listed Walsh Bay wharves.

8. Cumulative Impacts Have Not Been Adequately Assessed

The supporting reports consider traffic, acoustics and heritage largely as separate disciplines.

Planning legislation requires Council to consider the cumulative effect of the proposal.

When viewed collectively, the proposal will result in:

- intensified evening activity;
- increased commercial servicing;
- additional vehicle movements;
- greater pressure on heritage infrastructure;
- increased pedestrian activity;

- late-night patron dispersal;
- interaction with other major entertainment venues, including The Cutaway;
- increased impacts on surrounding residents.

These combined effects are substantially greater than the individual impacts described within each consultant report.

Requested Action

Given the matters outlined above, I respectfully request that Council:

- require an updated Traffic and Parking Assessment using current transport conditions and concurrent event scenarios;
- require an independent peer review of the Traffic Assessment;
- require an independent structural engineering assessment addressing the long-term impact of increased commercial traffic on the State Heritage-listed pier;
- require a cumulative impact assessment that considers all nearby entertainment and event venues operating simultaneously, including The Cutaway at Barangaroo;
- require a revised Acoustic Assessment specifically addressing patron arrivals, departures and dispersal after events;
- require a robust and enforceable Patron Dispersal Management Plan;
- require post-occupation noise monitoring with review mechanisms should complaints arise; and
- refuse the application unless it can be demonstrated that residential amenity and the heritage significance of the Walsh Bay wharves will not be adversely affected.

Conclusion

I respectfully submit that the applicant has not demonstrated that the proposal satisfies the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979.

In particular, the proposal fails to adequately address the cumulative impacts associated with increasing event activity within the Walsh Bay and Barangaroo precinct, including the recent introduction of The Cutaway, nor does it adequately demonstrate that increased operational intensity can occur without unacceptable impacts on nearby residents or the long-term conservation of the State Heritage-listed wharf infrastructure.

For these reasons, I respectfully request that Council refuse Development Application D/2026/626 or require substantially more rigorous independent assessment before determining the application.

Yours faithfully,

Jane Heynes

From: Philip Beauchamp [REDACTED]
Sent on: Monday, July 27, 2026 2:47:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Christopher Drivas [REDACTED]
Subject: Development Application D/2026/626 – Letter of Support
Attachments: Development Application D2026626 – Letter of Support.pdf (31.19 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.

For the Attention of -

Mr Warren Geyer
Planning
City of Sydney

Please accept the attached letter sent on behalf of Mr Christopher Drivas, Managing Partner, The Venues Collections in support of the Development Application D/2026/626.

Kind regards,
Philip

PHILIP BEAUCHAMP
Director

THE VENUES COLLECTION
[REDACTED]

Tower One, Level 30, Suite M30.12, 100 Barangaroo Avenue, BARANGAROO, NSW 2000
Explore our venues & restaurants - <https://thevenuescollection.com.au/>
[FACEBOOK](#) | [INSTAGRAM](#) | [LINKEDIN](#)



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THE
VENUES
COLLECTION

27 July 2026

Mr. Warren Geyer
Planning
City of Sydney
456 Kent Street
Sydney NSW 2000

Via email: dasubmissions@cityofsydney.nsw.gov.au

Re: Development Application D/2026/626 – Letter of Support

Dear Mr Geyer,

I write in support of Development Application D/2026/626 for the proposed business events and function venue at Piers 8 & 9, Walsh Bay.

This proposal is a positive investment in one of Sydney's most loved heritage waterfront buildings, providing a high-quality use that will enhance the Walsh Bay precinct while respecting its heritage character.

The venue will strengthen Sydney's ability to attract conferences, corporate events and business visitors, adding to the city's premium event infrastructure. It will also deliver broader economic benefits by supporting nearby hotels, restaurants, retailers and cultural attractions, while creating employment during construction and ongoing jobs in hospitality and venue operations.

I am also pleased to hear that the venue will be operated by Navarra Venues, whose extensive experience provide me confidence that the facility will be professionally managed with appropriate regard for surrounding amenity.

Overall, the proposal aligns with the City of Sydney's objectives of supporting investment, employment and a vibrant harbour precinct and encourage Council to approve the application.

Yours sincerely,



Christopher Dravis
Managing Partner



Suite 30.02 Level 30, One International Tower, 100 Barangaroo Avenue, Sydney NSW 2000, Australia
<https://thevenuescollection.com.au/>

From: Jori Scobie [REDACTED]

Sent on: Monday, July 27, 2026 3:33:21 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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 a resident of 21 Hickson Road and object to Development Application D/2026/626 for the proposed conversion of Tenancy B at Piers 8/9.

In my view, the proposal has not adequately demonstrated that it satisfies the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, particularly in relation to impacts on residential amenity and the suitability of the site for a venue of this scale.

The proposed patron capacity, combined with trading until midnight on multiple nights each week, is likely to generate unacceptable impacts through patron arrival and dispersal, outdoor congregation, vehicle movements, rideshare activity and late-night noise. These impacts extend beyond the building itself and will diminish the amenity of neighbouring residential properties.

I am also concerned that the supporting assessments rely heavily on operational management measures. The Traffic Impact Assessment does not adequately address the cumulative impacts of major events within the broader Walsh Bay precinct, while the application provides insufficient certainty regarding servicing and waste collection associated with a venue of this intensity.

Accordingly, I submit that the proposal has not demonstrated that it will avoid unreasonable impacts on adjoining residents or that it represents an appropriate planning outcome for this mixed residential and cultural precinct.

Should Council grant consent, I suggest that conditions be imposed to substantially reduce patron capacity, restrict the use of external patron areas, require an independent peer-reviewed acoustic assessment, implement robust traffic and patron management measures, and prohibit waste collection and servicing between 10:00pm and 7:00am.

Thank you in advance.

Regards

Jori

--

Jori Scobie
[REDACTED]

From: <jennymcconnell[REDACTED]>
Sent on: Monday, July 27, 2026 10:28:36 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Letter to Warren Geyer RE: Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000
Attachments: Letter to city of Sydney council.docx (70.46 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.

Enclosed is a letter to the planning department regarding concerns about a proposed development in Hickson Rd.

Regards,

Jenny McConnell

22 Weemala Rd,
Northbridge, 2063
27th July 2026

Planning Assessments
City of Sydney
Attention: Warren Geyer

Dear Mr Geyer,

RE: Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

We are owners of apartment 501 at 21A Hickson Rd, Millers Point (Shore 8/9) which is located directly opposite Pier 8/9, the site of the proposed function centre development. Our apartment is located at the western end of Shore 8/9 directly above the proposed site access via the driveway located on Towns Place (Figure 11 Transport Impact Assessment Report).

We are writing to object to the application and request Council refuse this application which will significantly impact our apartment and the wider local community.

Many aspects of the documentation submitted in support of this application are flawed and are based on deficient assessments and improbable modelling.

Our objections include:

1. **Site access** – the proposed site of patron and service vehicle access will generate considerable noise and disruption.
 - **Guests** will congregate on the Towns Place driveway and promenade directly under our apartment, especially when leaving the venue and while waiting for pick up for taxis and ride-share vehicles (e.g. uber) in the early hours of the morning.
 - **Service vehicles.** The proposal is for service vehicles on entry to undertake a three point turn on the timber boardwalk (directly below our apartment) and then position themselves adjacent to the southern end of Pier 8/9. The ability to make a three point turn will depend on the size of the vehicle with submitted documents referring only to smaller vehicles. Making a three point turn will generate reversing warning noise which has not been considered, especially in relation to waste removal planned to occur upto 1 and half hours after the conclusion of functions at midnight. The impact on pedestrian movement of residents and precinct visitors, and on the timber boardwalk itself, is also not considered.
2. **Noise** – the function centre will generate noise from guests and entertainment which will directly impact residents in Pier 6/7, Shore 6/7 and Shore 8/9. The assessment of noise in the Acoustic report is superficial and deficient.
3. **Traffic** – the traffic and modelled impact is also deficient and based of unrealistic assumptions.

Thank you for considering our concerns.

Yours sincerely,



Jenny and Peter McConnell

From: Glyn Williams [REDACTED]
[REDACTED]
Sent on: Monday, July 27, 2026 8:57:51 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Fw: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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 Geyer,

Subject : Objection to DA D/2026/626 - 23 Hickson Road Millers Point NSW 2000

I am a residence at Towns Place and want to lodge a formal objection to Development Application D/2026/626.

The proposal represents an intensification of activity that will have a significant impact on the residents in the vicinity.

Key issues revolve around the creation of a 750 capacity venue where the core activities will be at night in an area that is already active and near capacity with traffic.

On that note the traffic study is extremely flawed and should be discredited as:

1. It does not take into consideration the activity from the recently approved Cutaway which has a 24 hour access and licence until midnight
2. It does not take into consideration the activity that will be generated by Barangaroo Central development with tens thousands of residents and commercial businesses.
3. The study was from 1 night with the Sydney theatre company operating but does not provide any evidence of the Theatres ticket sales of that night to indicate sales.
4. The study indicates traffic numbers but not traffic behaviour ie street parking , which causes delays around the precinct.

Further, there is no clear waste removal strategy and they will under no circumstances be able to manage patron departures appropriately. No one has in this area so why do you think they will ie the boat parties that dock at Pier 9 is a case in point where patrons leaving have been found urinating and consuming drugs within the Towns Place courtyard.

Additional to that, the Rocks police have already indicated they are short staffed and dont have capacity for additional ventures such as this.

This proposal by the developer should be rejected

Kind Regards

Glyn Williams
7/20 Dalgety Road
Millers Point NSW 2000

From: Laszlo Peter [REDACTED]
Sent on: Monday, July 27, 2026 11:33:39 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to D/2026/626, 23 Hickson Road 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.

To the Planning Assessment Officer,

I object to D/2026/626. I live at Unit 201, 21A Hickson Road, metres from this site. Millers Point is a residential community, and this proposal places a 750-person late-night venue against our bedroom windows without assessing what that does to the people living here.

Sleep disturbance. Up to 750 patrons will leave between 11:30pm and midnight, four nights a week, past homes where the background noise level is 44 dB(A) at 10pm and 41 dB(A) after midnight (SEE p.32). Voices, car doors and engines at that hour wake people. The DA never models it: the 12am to 7am period is left unassessed, and no assessment of maximum noise levels, the measure that actually predicts sleep disturbance, has been done.

Midnight traffic in a residential street. Each large function generates 244 vehicle movements (TIA p.14), with rideshare pick-up directed to Towns Place, where our apartments front the kerb (PoM p.10). No analysis of midnight queuing, idling or kerbside capacity was undertaken. The 131 taxi and rideshare trips were simply excluded as vehicles "already circulating on the road network" (TIA p.16), which ignores the noise they make outside our homes.

Loss of privacy. New external gantries, lifts and a northern balcony will place patrons outdoors, at height, looking directly into our apartments (SEE p.11). No privacy assessment was prepared, and no screening is offered to residents. Screening is proposed only for the bin enclosure (PoM p.11).

Waste at unsociable hours. No collection times are specified anywhere in the waste plan (OWMP p.8), and collection vehicles reach the pier via Towns Place, past our homes.

Nothing here can be enforced. The Plan of Management is unsigned, names no operator, still contains blank template fields (p.4), and clause 8.4 allows the operator to amend it at its own discretion (p.16). Compliance after 10pm depends on gantry doors staying closed (SEE p.33), yet those same doors are the only exit for 750 patrons before midnight (PoM p.10). Residents would carry the entire burden of policing a venue whose own rules are optional.

I request that Council refuse the application. If Council is minded to approve, I ask that it defer determination until the applicant provides sleep disturbance modelling for the dispersal period, a midnight departure and kerbside study including Towns Place, a privacy assessment with screening, fixed waste collection hours, and a signed, enforceable Plan of Management. Any approval should be a trial period only, which the applicant concedes applies (SEE p.29), with independent acoustic verification reported to Council after commencement.

Regards

Laszlo

From: A Murray [REDACTED]

Sent on: Tuesday, July 28, 2026 2:59:28 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to D/2026/626. Attention Mr Warren Geyer.

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 am writing to submit an Objection to D/2026/626. This DA is the proposed conversion of Tenancy B, Pier8/9, 23 Hickson Road Millers Point, into a Business Events & Function Centre.

VENUE CAPACITY.

The proposed capacity of 750 patrons far exceeds any other hospitality venue in the Walsh Bay Precinct. This number is completely inappropriate for the largely residential area & limited public space immediately surrounding Pier8/9. By its very nature & purpose, the Function Centre will have extremely large numbers of people arriving & departing the venue at the same time. This raises the obvious concerns of patron congestion & noise, traffic & parking congestion. I see this as basically a Rezoning Issue whereby the Pier changes from a daytime business area to a large scale night & day hospitality venue. This is a major issue & concern for the residents of more than 200 apartments in close proximity to Pier8/9.

PRIVACY.

Our apartment is directly adjacent to Pier8/9, about 70 metres away. Our Apartment living areas, balcony are in a direct line of sight to presumably 3 levels of Function Centre. There appears to be no thought or mitigation factors to address this significant issue. Most apartments have their bedrooms at the front of buildings & are directly impacted here.

BUILDING WORKS

DA lists large scale, extensive renovations & additions to the Heritage listed Pier8/9. These include installation of external gantries, lifts, stairs, northern balcony. This process will undoubtedly be lengthy, complex & disturbing to residents as building, trade & other heavy vehicles will be operating directly outside residential areas on a daily basis. The Pier & wooden walkways are Heritage listed & will sustain damage in this process.

TRAFFIC CONGESTION.

DA does not satisfactorily explain solutions to traffic & patron congestion at crucial peak times. Hundreds of people arriving & leaving Pier area must create a huge pressure point for Taxis, Uber, Ride Share etc. Hickson Road & surrounds are already at capacity when Theatre, other Arts Precinct events, present cafes, restaurants are happening & operating. The addition of proposed Function Centre will make this situation chaotic. For example, at the end of a Function when very large numbers of people have called taxis etc. where do these cars even wait for customers? The resultant car, patron noise & congestion, perhaps on a nightly basis, will be immediate & intense for all residents. DA Statement that a large percentage of patrons will choose public transport is an optimistic guess at best. Observation & history shows that the majority of people choose taxi etc. Patrons attending Elements restaurant on Pier 8/9 overwhelmingly use private transport & residents are presently affected by noise & group movement of people late at night. Patrons often congregate in front of Pier8/9 after leaving Elements. This area is directly below resident bedrooms & living areas. Elements is a far smaller operation than the proposed DA Function Centre.

NOISE.

I would ask for an independent noise assessment to be carried out. I feel a number of areas are missing or unproven Eg noise when patrons leave, the noise that will be caused by a high number of cars coming & going in concentrated time spans. If Function Centre is operating, Council should require an Independent Noise Assessment after a short time to accurately assess the level of noise generated at 11pm, midnight & beyond. Times from midnight to 7am are not assessed.

MANAGEMENT SYSTEMS.

DA explanation of management strategies for monitoring, controlling patron noise, movement & containment to designated premises is easy to write as a document, but extremely difficult & complex to carry out consistently in a satisfactory fashion. Existing restaurants in Walsh Bay have shown an unwillingness/ inability to implement such Management Plans. This raises the important issue of residents being able to make legitimate complaints about such issues to identified bodies & actually receiving a meaningful response & action..

The Management Plan presented is unsigned, there are some blank template fields. It says that the Operator can amend conditions at their discretion. It is therefore an incomplete document that Council should require more relevant information.

WASTE DISPOSAL/DELIVERIES

A large scale hospitality business requires significant resourcing & waste disposal.

DA does not specify specific time spans for these operations. There is concern about the presumably large numbers of service vehicles operating on a daily basis. The access area is extremely limited & narrow & necessitates manoeuvring, reversing of large, heavy vehicles with accompanying noise levels & disruption. Again on Heritage boardwalk that was not designed for such activity.

CONCLUSION.

I would ask that Council reject this DA based on the objections listed above. The scale of the Proposal will negatively impact the liveability & quality of life of Walsh Bay residents. If Council does not reject the DA I would ask that Council examines the documents carefully to ensure that Markham clearly explain & take responsibility for all areas causing Residents' concerns.

Yours Sincerely,

Tony Murray.

202/21A Hickson Road, Millers Point.

From: Judith Martin [REDACTED]

Sent on: Tuesday, July 28, 2026 4:01:39 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Re DA D 2026/626

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

As the owner and resident of 301/21a Hickson Road

, I am writing to express my deep concern regarding the above DA proposal.

I live on the extreme end of the 3rd floor of 21a Hickson road and already am badly affected by the noise caused by hooning on Hickson road of which the council are well aware .

My bedroom and living room will be totally exposed to the noise of potentially 750 partially inebriated people leaving between 11pm and 12pm every Friday and Saturday night, as the exit point from the pier is literally under my bedroom window.

There are no designated taxi ranks in the Hickson road area away from the exit point. This would mean that potentially 750 people would be congregating outside my bedroom window talking loudly at the exit point for a significant amount of time before everyone is picked up by taxis or Ubers .

I now look forward to your comments.

I would be happy to meet with council at your convenience to show you how this DA will affect not only myself but other residents in the precinct .

Kind Regards

Judith Martin
[REDACTED]

From: Priya Ponnusamy [REDACTED]
[REDACTED]

Sent on: Tuesday, July 28, 2026 1:15:35 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: DA D/2026/626,

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 the above DA. I would like the following objections noted.

The area cannot support transport for so many. There's no where to drop off or pick up. Especially when the theatre is on, the whole street is at a standstill while Ubers double park to drop and pick up.

This is a residential area. Why would you put an event space for 750 people??

Time to rethink the master plan.

P Ponnusamy
302/21 A Hickson Rd
Millers Point
[REDACTED]

Sent from my iPhone

From: shirley murray [REDACTED]
[REDACTED]
Sent on: Wednesday, July 29, 2026 2:13:16 AM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: D/2026/626 Attention Warren Geyer

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,

Below are my objections to the above application -

Venue Capacity: Another 750 people in an area that already has 3+ theatres, multiple restaurants and the Barangaroo Cutaway (capacity 2,000) is another imposition on the local area...it is already close to saturation point and the Cutaway has only just opened.

My property will be in direct sight of patrons entering and leaving these premises on the harbour side and also Hickson Road side where we have our bedrooms on street level.

We already have a major problem with the late night hoons (which a number of agencies are working on). The additional road traffic and noise with this venue is going to be another burden for the residents to bear. (The patrons are not going to be using public transport....stiletto heels do not go well on escalators and trains/buses).

This application is another example of commercial interests taking priority over the interests of the long term residents of the area. I have heard comments of the area becoming unliveable...I think we maybe getting close to a tipping point.

Regards,

Shirley Murray

202/ 21A Hickson Road,

Millers Point

[Sent from Yahoo Mail for iPad](#)

From: <rovella[REDACTED]>
Sent on: Wednesday, July 29, 2026 8:07:53 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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.

Warren,

I am a resident of 21 Hickson Rd Millers Point.

I object to Development Application D/2026/626 due to the inadequate assessment of its likely impacts on surrounding residents and the absence of sufficient measures to mitigate those impacts. In particular, the application fails to properly address noise, traffic, waste management, privacy, road closures and operational compliance. I request that Council refuse the application or require substantial revision supported by comprehensive and robust assessments. As a resident who has lived in this precinct for the past four years, I have experienced the cumulative impacts of existing commercial activities and believe the application significantly underestimates the effect this proposal will have on residential amenity.

Specifically, my concerns are as follows:

1. **Noise:** The Acoustic Assessment does not adequately model the cumulative noise impacts associated with up to 750 patrons exiting the venue through two gantries within a 30-minute period. It also fails to assess the combined effect of patron conversations, vehicle engines, car doors, horns and taxi movements occurring simultaneously. Furthermore, the DA does not specify any ongoing noise monitoring, reporting or enforcement protocol to ensure compliance with approved noise limits. As a resident living directly above Ventuno Restaurant, I have experienced ongoing noise disturbance from loud conversations, shouting and antisocial behaviour after operating hours. Noise regularly carries across the pier and affects surrounding residential apartments. Based on this lived experience, I have little confidence that the proposed venue would be able to effectively manage patron noise, particularly as people arrive and depart late at night. While the application refers to management measures such as signage and security personnel, there is no evidence these measures will adequately control patron behaviour. Patrons are likely to open doors and windows, congregate outside the venue and continue conversations as they leave, all of which will contribute to noise escaping into the surrounding residential area. Given how sound already travels across the pier, these impacts are likely to be significant and should have been comprehensively assessed.
2. **Traffic:** The Traffic Impact Assessment does not model the departure of approximately 244 vehicles (113 private vehicles and 131 taxis) within a short period following events. Instead, it assesses traffic conditions on a "typical Saturday" only (page 5), which does not reflect the frequency or timing of theatre performances and function centre events throughout the week. The assessment also overlooks cumulative traffic generated by neighbouring venues, including the Wharf Theatre and Sydney Dance Company, whose patrons already contribute to congestion experienced by local residents. Reference to the cycling network (Section 2.5) is irrelevant to the proposal, as theatre and function patrons are highly unlikely to access the site by bicycle. This does not provide a realistic basis for assessing transport impacts.
3. **Waste Management:** The application does not include a fixed or enforceable waste collection schedule. As a result, waste generated by evening functions could be collected during the early hours of the morning, causing significant disturbance to nearby residents. In addition, the site is located within a heritage-listed area where heavy waste collection vehicles have the potential to damage sensitive infrastructure. The application contains no assessment of these impacts or measures to minimise them.
4. **Privacy:** The proposed structure will introduce direct sightlines towards residential apartments located as close as 70 metres from the site. The application includes no privacy assessment and proposes no screening or other mitigation measures. Even if screening were proposed, residents should not be expected to compromise their privacy or alter their homes to accommodate the impacts of a commercial development within an established residential environment.
5. **Road Closures:** The surrounding area is already regularly affected by road closures associated with City of Sydney events. These closures reduce accessibility and increase pressure on local streets, parking availability and residential amenity. The application contains no contingency plan addressing how patrons will access or leave the venue during such events, nor does it assess the resulting impacts on traffic congestion, parking demand or neighbouring residents.
6. **Operational Compliance:** The application provides little detail regarding how the proposed operational conditions will be monitored, enforced or regulated. This is a significant concern because the surrounding area already experiences ongoing compliance issues, including restaurants exceeding approved noise and patron capacity limits, as well as repeated breaches of fishing restrictions despite clear signage. During the four years I have lived in this area, I have observed first-hand that many operational requirements are not

consistently enforced. The area also experiences regular hooning and other late-night antisocial behaviour. The addition of a venue accommodating up to 750 patrons is likely to exacerbate these existing problems by increasing late-night vehicle movements and pedestrian activity. The application contains no meaningful strategy for preventing or managing these impacts beyond the immediate venue boundary. Without a clearly defined compliance, monitoring and enforcement framework, there is little confidence that the proposed conditions of consent would be effectively upheld or that existing issues would not worsen.

For these reasons, I believe the DA has not adequately demonstrated that its impacts on neighbouring residents can be appropriately managed. I therefore request that Council refuse the application or require the applicant to undertake comprehensive additional assessments and provide enforceable management and compliance measures before any approval is considered.

Regards,
Dr Rosemary Vellar

From: Nicole Luk [REDACTED]
[REDACTED]

Sent on: Tuesday, July 28, 2026 3:26:52 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: DA number D/2026/626 feedback

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 currently have family who live in the area with little children who stay over. Parking is already a struggle especially during weekends. Having an event space would only heighten the problem.

In addition, the noise levels in that area is very bad in the evenings. Having small children sleeping over would be impossible if this event space is open.

Regards,
Nicole

From: Tahren Ponnusamy [REDACTED]
[REDACTED]

Sent on: Wednesday, July 29, 2026 8:00:02 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/626 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.

To whom it may concern:

I object to D/2026/626 because of the excessive noise impact a function centre operating until midnight on weekends would have on residential amenity.

As a resident with children, I am concerned about the disturbance this would cause to sleep and daily life, considering the proximity of residential apartments to this venue.

The DA lacks adequate assessment of the acoustic impact a late-night function centre would have on residents.

I request that Council either refuse this application, or require substantial revision including a complete acoustic assessment and appropriate conditions to protect residential amenity, before any approval is considered.

Kind regards,
Tahren

From: Keisha Ponnusamy [REDACTED]
[REDACTED]

Sent on: Tuesday, July 28, 2026 3:59:51 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/626

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,

I am writing in regards to DA number D/2026/626.

I would like this email to represent my formal objection to this proposal.

It will create an EVEN greater scarcity of street parking, adding to an existing problem. It will also introduce a level of noise that, so far, has been mercifully not subjected to that particular area of Sydney City in Millers Point. I would like to keep it that way.

Thank you for your attention to this matter.

Kind regards,

Keisha Petrakis

From: Susan Wannan [REDACTED]
[REDACTED]

Sent on: Tuesday, July 28, 2026 2:59:27 PM

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

Subject: Development application D/2026/626

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 D/2026/626

23 Hickson Road, Millers Point

Objections to above development application

As a close resident to this development application I'd like to register my strong objections. For much the same reasons as all the other times this owner has tried to push through unsuitable function centre development for the site.

This area:

Walsh Bay was developed in the early 2000s as a mixed residential and commercial area - heavy on the residential areas, light on the commercial areas.

There are approximately 1,500 residents within a stone's throw of this would be development.

When we bought an apartment, Pier 8/9 was documented as commercial office space. Now the owner wants it to be changed to a function centre. Quite a difference!

Even the recent discussions over entertainment areas have acknowledged the special residential/arts/cultural aspects of Walsh Bay.

Noise:

These old heritage buildings leak sound and light. (As we all discovered some years ago when some unauthorised weddings were held in Pier 8/9). Both sound and light travel quickly and unabated across water. My bedroom is about 100m across water from this would-be development.

The development application talks of double glazing. That doesn't work on old buildings.

Functions also mean early morning rubbish pickup - trucks tipping bins of cans, bottles and rubbish in the dark of early morning !

Privacy intrusions

This plan has new 2nd floor gantries which will have direct sightlines into bedrooms and living rooms on the western side of all the Pier 6/7 residential building (this building has about 140 apartments).

Management of late night clients. The plan shows people obediently exiting on the western side. The reality is that there's no way of stopping them going anywhere they want to and making whatever noise they want to.

Fire risk: As the fishermen have already demonstrated, one carelessly discarded cigarette butt into the wooden walkways of these old buildings sets the place on fire.

What was a bad idea before is still a bad idea.

This owner has tried to develop this site into a function centre of one sort or another on several occasions. Nothing has changed from last time they tried it, and were denied, other than they now want the function area to be bigger and even more intrusive than before.

It also appears that this owner, no matter what the application says about developing business in Walsh Bay, has no real intention of actually doing this, but just wants to have an approved plan to facilitate the building's sale.

I've lived here for 20 years and would like to go on doing so. ~~208~~ function centre next door would make that difficult.

Sue Wannan
312/19 Hickson Rd
Dawes Point.
28 July 2026

From: <avaccaro[REDACTED]>
Sent on: Wednesday, July 29, 2026 7:22:07 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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, Warren,

I am a resident in 21 Hickson Rd and object to this development for the following reasons:

1. Traffic planning is inadequate as the JMT Consulting Transport Impact Assessment has a number of flawed assumptions and conclusions as noted below:
 - a. Section 2.2.1 states *"Previous surveys undertaken in support of the approved DA for the site (D/2021/398) indicated approximately 100 of these on-street parking spaces were unoccupied between 7pm – 8pm on the day of the survey, which represented an occupancy of approximately 84%. On the survey date a show was held at the Roslyn Packer Theatre which operated at full capacity, therefore reflecting parking conditions on a typical Saturday evening."* This data is too old and not representative of the current theatre and restaurant operations in the area. More up to date traffic data is to be obtained and analysed. In addition peak times are from 6 to 7:30pm and then 9 to 10pm on weekdays and Saturdays. Sunday midday to later afternoon are busy for matinee performances. There has also been additional venues open including the Cutaway and the proposed DA approved new residential / retail development between the Crown and Barangaroo Station which will have an impact to parking and traffic flow.
 - b. Section 2.2.2 states *"the Barangaroo Reserve car park on the evening of Saturday 23 April 2022, following the start of concurrent events in the Walsh Bay Arts Precinct including events at the adjacent Roslyn Packer Theatre, demonstrate significant levels of spare capacity within this car park."* Once again this data is old and does not take into account other approved developments in the area.
 - c. Section 2.3 states traffic numbers per day. The analysis should focus on hourly or event 30mins time slots as the road is congested between 6pm – 7:30pm and then at 8:30 to 9:30. The road is blocked and traffic takes a long time to disperse. The operating hours of the venue coincide with the peak period for restaurants and theatres times. With venue patrons of 750 people split into two venues with staggered hours still poses a risk of further congestion in peak times. People attending this venue will primarily travel by car (private/tax/uber) with one to two people per vehicle all converging during the peak periods.
 - d. Section 3.1 provides a table of travel mode. What is the basis of the 30% assumption and 2 people per car. I dispute this % and people per car as most likely people will travel by car and mostly 1 person.
 - e. Section 3.3 states *"To minimise trips by private vehicle to the site and reduce transport impacts on the surrounding community, venue management will provide travel information to function organisers following their booking to pass onto guests which inform them of the following"*. The venue can provide whatever information to function organisers but they have no control so a more robust management action is required. Physical controls are required with staggered start and finish times away from current peak times and a penalty system that if breached by the venue they pay a road congestion fee which increases exponentially with every incident.

I can go on with critiquing the traffic impact assessment but in summary this is a poor document that needs reliable data, thorough analysis and consultation with stakeholders - Council, local residents, precinct managers, Sydney Metro and State Government bodies (Planning, Liquor and Gaming, Venues NSW, Police and Others)
2. Noise is another problem.
 - a. I live above Ventuno restaurant with continuing noise issues with loud talking, shouting and antisocial behaviour after hours. The proposed Venue does not have strong management actions to control noise from the venue. Noise travels across the pier to all the residents. Windows and doors will be opened by patrons and it's unlikely that any signage or actions by security guards will alleviate the noise.
 - b. We also have a hoorn problems late at night. The venue will just exacerbate this behaviour and have no control over it.
 - c. Removal of waste and preparation for opening is also a source of noise right at the most inappropriate time. With the hours of operation stated as 7am to 11pm and 12am (Thu to Sat), waste removal is likely to occur after 12am and before 7am. This is very annoying as it's during sleep times. Ventuno continues carry our waste

disposal with bottles crashing well before 7am. The proposed venue will have no control on this. With service preparation starts at 7am with cleaning etc occurring again with noise activities including cars, people, etc.

If you wish to discuss please call me.

Tony

From: Luke Wimble [REDACTED]
Sent on: Wednesday, July 29, 2026 10:07:34 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: Objection to Development Application D/2026/626
Attachments: IMG_9997.jpg (910.91 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 Council,

I wish to lodge my objection to Development Application D/2026/626.

My household has been a resident of the area for many years, and we live at **21 Hickson Road**, directly opposite the proposed Function Centre. As nearby residents, we have significant concerns about the impact this development would have on our quality of life.

Our primary concerns include:

- Increased noise levels from amplified music and events.
- Extended operating hours, particularly if the venue is permitted to operate until 11:30 pm or 12:00 midnight.
- Noise generated by patrons leaving the venue late at night, including conversations, vehicle movements, and general disturbance.
- Loss of privacy for nearby residents.
- Increased activity in the area after normal restaurant trading hours.

I understand that other local residents have also raised concerns regarding this proposed Function Centre, and I support the issues they have identified.

Based on our experience living in this location for many years, noise already becomes an issue when nearby restaurants close. Staff often move and pack away outdoor tables, chairs, and other furniture, creating considerable noise late in the evening. The addition of a function centre operating later into the night would significantly increase these disturbances.

The proposed extended hours would result in patrons continuing to eat, drink, and socialise before departing the venue, creating excessive noise that would have a substantial impact on nearby residents' ability to enjoy the peaceful use of their homes and obtain adequate rest.

I respectfully ask Council to carefully consider all submissions received and ensure that an appropriate balance is maintained between the interests of commercial operators and the rights of existing residents to reasonable peace, privacy, and amenity.

For these reasons, I respectfully request that Council refuse Development Application D/2026/626.

Alternatively, if Council is minded to approve the application, I request that it require substantial revisions, including a comprehensive assessment of the impacts on surrounding residents and the imposition of strict conditions relating to operating hours, noise management, patron dispersal, and the protection of residential amenity.

Thank you for your consideration of this submission.

Regards

Luke Wimble
210/21 Hickson rd, Millers Point 2000
[REDACTED]

Regards



General Manager

M: [REDACTED] | www.spraygrass.com.au

Head Office | 6 Apprentice Drive, Berkeley Vale NSW 2261

Sydney | 9 Bandon Road, Vineyard NSW 2765

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From: [REDACTED]
Sent on: Wednesday, July 29, 2026 10:28:27 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Objection to DA - D/2026/626 23 Hickson Rd 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.

VIA EMAIL: council@cityofsydney.nsw.gov.au

To whom it may concern,

I wish to raise my objections to the above mentioned DA and wish for my name, email & street address to remain private.

I am a concerned resident in 21A Hickson Road and believe the proposed event centre at 23 Hickson Road will have a serious impact on my safety and amenity of my home.

My main concerns can be categorised as follows:

1A: GROSS OVER-DEVELOPMENT (1)

The proposal seeks to allow up to 750 patrons at a time to use the venue in an area of approx 800m2. It is expected that due to the nature of events, that all patrons will arrive near the same time. The access onto the pier from Hickson Road is limited and the majority of patrons will need to use a small walkway/driveway adjacent to 21A and walk along a mixed use roadway that used actively throughout the day by vehicles, runners, fisherman and other pedestrians.

The traffic study suggests a high number of arrivals would be expected via taxi or uber. There are no set-down areas near the corner of Towns place and Hickson Road, so the likelihood of accidents will be significantly increased and the ability to cross Hickson Road to catch public transport safely will be significantly impacted.

My request is for a significantly lower number of patrons be approved for the location than currently proposed if it is to proceed.

1B: GROSS OVER-DEVELOPMENT (2)

The nature of events proposed such as presentations, corporate functions etc would be expected to be relatively short in durations (i.e. <3hours). I could find nowhere in the documentation of any limitation in the number of events per day/week/year. The various studies provided appear to ignore this fact and appear to present a case of only one movement in and out on any one day.

My request is for the number of approved events to be clarified and no more than one event per day allowed if the event centre is to proceed.

2: BALCONIES MASQUARADING AS GANTRIES

The proposal is being disingenuous in identifying the large areas at the top of the stairs as Gantries. These are clearly intended to be balconies and will generate a significant reduction in privacy and increased noise for the local residents.

My request is to not allow any congregation to occur on the "Gantries" and they should be reduced in size to only support the ingress or egress into the venue.

3: WASTE DISPOSAL

A significant waste area has been proposed very close to the residents in 21A Hickson Road. It is currently proposed that the disposal of glass can occur until 12am. As it appears that there are no

permanent bar facilities proposed, it would be expected that the venue will therefore supply much of the event alcohol via bottles. An event of 700 patrons consuming bottled alcohol will create a significant amount of glass waste.

My request is to have limits on providing bottled alcohol and no waste to be placed outside after 9pm or before 9am. Any waste after that would need to be retained inside the premises until the appropriate time, if the venue is to proceed.

4: WASTE COLLECTION

Due to the proposed size of the venue, it is expected that the level of waste generated to be high. Collection of waste from the proposed waste area requires a complex movement for waste collection vehicles to undertake directly below the balconies of the residents of 21A Hickson Road which is very noisy, disruptive and dangerous for pedestrian traffic in the area.

My request is for a condition be placed on the proposal to restrict the collection of waste to business hours only if the venue is to proceed.

5: PERMITTED NOISE LEVELS

The proposal currently seeks to allow noise of 90dBa inside the venue. This level of noise is classified by their own noise study as loud and similar to a truck passing. Each time the doors on the eastern and western side are opened, this noise will come out of the building and is significantly higher than the background noise in the area at night.

My request is for airlocks to be provided all external doors that require the internal door to be closed prior to opening the external door to minimise noise leakage if the venue is to proceed.

6: NOISE & ODOUR FROM OPEN PLANT ROOM

It is currently proposed to have an open plan room and exhaust stacks on the roof. There is little detail of what is proposed in this area and how any noise and odour will be controlled.

My request is to have a condition placed on the event centre to ensure that all exhausts are filtered so no odour is present for any resident and sufficient sound shielding is provided if required to ensure no noise from equipment can be heard from residential units.

7: OPERATING HOURS

It is currently proposed to operate up until 12am on some nights. Given the limited access to Hickson Road and the need to walk via a restricted path between the residents of 21A Hickson Road and 6 Towns Place the 12 am request will be very disruptive. The nearest venue to trade beyond 10pm is Ventuno, however the patrons are not allowed outside after 10pm and must exit through the venue directly onto Hickson road and provide minimal disruption to the residents.

My request is for the venue to be limited to 10pm only, with strict conditions place and a requirement of security to be placed at the southern end of Pier8/9 to ensure that patrons leave quietly.

Regards,

[REDACTED]

From: Catherine Reid [REDACTED]
[REDACTED]

Sent on: Wednesday, July 29, 2026 5:50:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Formal objection to DA D/2026/626 - Tenancy B, Piers 8/9, 23 Hickson Road, 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.

To the Planning Assessment Officer,

I write as a resident of Hickson Road to request that Council **refuse Development Application D/2026/626** in its current form. The proposal seeks to introduce a 750-patron event venue into a mixed residential precinct, yet the application completely fails to assess critical late-night impacts. The environmental assessment completely omits the crucial 12:00 am to 7:00 am period and provides no maximum noise level modelling—the precise metric needed to measure sleep disturbance—despite background noise levels dropping as low as 41 dB(A) after midnight. Up to 750 patrons dispersing past our homes between 11:30 pm and midnight, paired with 244 vehicle movements per function and unmodeled rideshare pick-ups routed to Towns Place, will inevitably generate severe sleep disturbance from raised voices, idling engines, and traffic queues. Furthermore, elevated external gantries, lifts, and a northern balcony will directly overlook residential apartments with zero privacy screening provided, while waste collections remain unscheduled and routed directly past our kerbside.

Compounding these unmitigated acoustic and privacy impacts is the fact that the proposal's operating framework is entirely unenforceable.

The application's reliance on keeping gantry doors closed after 10:00 pm to manage noise directly contradicts the PoM, which designates those same doors as the primary exit route for 750 patrons dispersing before midnight. Residents are effectively left to bear the entire burden of policing a venue whose operational commitments are purely voluntary and self-regulated.

Should Council be minded to approve the proposal, I strongly request that determination be **deferred** until the applicant provides comprehensive sleep disturbance modelling for the dispersal period, a midnight kerbside capacity and traffic study inclusive of Towns Place, a privacy impact assessment incorporating screening, fixed waste collection hours outside of residential sleep periods, and an enforceable, signed PoM.

Any eventual consent must be subject to a strict trial period with mandatory, independent acoustic verification reported directly to Council post-commencement.

Regards,

Catherine Reid
602 21A Hickson Road
Millers Point

From: stephanie barakat [REDACTED]
[REDACTED]

Sent on: Wednesday, July 29, 2026 9:42:25 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: objection to DA number D/2026/626

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

I object to D/2026/626 due to lack of oversight for current residents and patrons of the area.

People bring their families and their children around for small gatherings within these residences and a large event center would disrupt these gatherings due to the large volume of noise that would be generated, the lack of foresight for parking and traffic in general. There is already limited parking in the area and congestion with traffic for this event center would drive away customers of the local dining businesses and make it exceedingly difficult to leave the area should an event be starting or finishing.

Putting ~750 people into a small area will generate an amount of waste that will pile up and leave the area unsanitary and unsafe for children and families to gather in the open areas. There is already a lack of infrastructure for waste disposal and collection in this area and it would only add to it.

I request the Council refuse this application or require substantial revision with complete assessment.

Kind regards,
Steph Barakat

From: Ross Hughes [REDACTED]
[REDACTED]

Sent on: Wednesday, July 29, 2026 5:55:07 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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,

My name is Ross Hughes and along with my wife, we are the owners/occupiers of Unit 19, 5 Towns Place. I wish to comment on the proposed development of a corporate function venue at the Northern end of Piers 8/9. Overall, **object** to the proposed development.

Our unit in Towns Place has two balconies, with the front balcony facing Northwest with direct line of site to the proposed function centre. Our rear balcony faces out onto Hickson Rd, which is also the end where all of our 3 bedrooms are located. Our ability to sleep at night is already very much influenced by the vehicle traffic along Hickson Rd. The acoustics along Hickson Rd (channelled by the tall buildings on both sides), already makes it a popular destination for 'hoons' with loud cars. However, the volume of even normal traffic, particularly in the late evening, has significant impact on the noise levels in our bedrooms.

It is the noise levels late at night that are the primary reasons for our objections to the proposed development. There is no question that noise levels between the hours of 10pm and 1pm will be significantly increased with this proposed development, both along Hickson Rd and within Towns Place. I do not necessarily object to the noise levels expected from the venue itself. The controls they are proposing, and the location/orientation of the venue should not have a significant impact on us, particularly on the bedroom end of our apartment. However, all patrons of the function venue will exit on to Towns Place and likely transit along Hickson Rd. Uber/Taxi volumes in this time will be significantly increased. Patrons (likely intoxicated) waiting for Ubers/Taxi or making their way to other venues or the Metro station will also add to the noise levels outside our bedrooms. This does not seem to have been addressed in the noise modelling to date. With an overall venue capacity of 700 patrons, the increased noise impact on us from 10pm to 1am will not be insignificant.

Another concern for us is the removal of waste. Following all large events there will be significant quantities of waste to be removed. This will no doubt include large volumes of glass bottles and cans. These are to be taken out on to Towns Place and loaded into trucks. Our experience to date is this normally happens early in the morning, prior to 7am. Garbage removal from some of the existing venues already impacts our sleep. The large volume expected from the new development will considerably increase the impact.

In principle, I support the addition of new attractions, entertainment and dining in the area. It's such an iconic area of the harbour that I understand the interest. Suitable drawcards to the area would benefit the other existing businesses here, so overall should be supported. However the nature of the proposed development will have a very significant detrimental impact on the residents of the area, without offering any benefit to the existing businesses. As such, I cannot support the proposed function centre and therefore **object** to the proposed development application. I trust my objections will be considered in your assessment of the application.

Thank you

Ross Hughes

From: Ruth Colagiuri [REDACTED]
Sent on: Thursday, July 30, 2026 5:52:07 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/626 23 Hickson Rd 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.

Attention: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I am an owner resident living at 21A Hickson Rd, Millers Point very close to this proposed development of a 750-guest capacity function centre.

I object to this application not only because I and my neighbours will be directly impacted, but also because it is not in keeping with the precinct - a designated Arts Precinct.

My objection is based on noise from the proposed function centre and guest movement arriving to a function and importantly when leaving the venue in the early hours of the morning. This will be compounded by service and garbage vehicle movements and noise.

The traffic is another major concern which has been grossly underestimated in the supporting documents. Traffic congestion and parking are already a significant problem with theatre and other events.

Another consideration is the detrimental impact on this historic heritage site.

I request Council reject this application.

Yours sincerely

Ruth Colagiuri

703/21A Hickson Rd, Millers Point NSW 2000.

Ruth

Associate Professor Ruth Colagiuri AM
Founder and Director, Juvenile Arthritis Foundation Australia (JAFA)

From: Eddie Fazal [REDACTED]
Sent on: Thursday, July 30, 2026 4:00:21 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/626

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.

For the attention of Warren Geyer

Objection to D/2026/626

Dear Warren,

We live at Lot 27, 25A Hickson Road, which is part of the Towns Place complex opposite Pier 8/9 in Millers Point, and would like to object strongly to the application above.

The area around this venue is predominantly residential. The redevelopment of the Cutaway, that is now available for late night events is already a concern to us and other residents who face noise and traffic late at night whenever events are staged.

For Markham Real Estate Partners to apply for another function centre holding up to 750 clients will further add noise and traffic to an already congested area.

The nearest car park is actually under our building, and we would ask you to consider seriously the impact of traffic entering early evening, and in particular leaving late at night. Disturbance and noise is inevitable. This new venue will add considerable traffic and patrons to an already busy area with Sydney Theatre venues, and many restaurants already operating in the evening.

Although the application suggests that clients will be encouraged to leave the venue quietly, we all know that once those clients are on the street, there will be no-one to move them on or ask them to stay quiet, if they are waiting for taxis, public transport or walking to another destination along Hickson Road.

The footpath outside our building is below our bedroom, and is the main walkway from Barangaroo Metro Station, and to have functions for 750 people, added to theatre and restaurant patrons will certainly compromise pedestrian safety and footpath capacity when large numbers of people arrive and disperse for any of these events. Once again, I point out that Hickson Road is a **'Residential Street'**.

Late night finishes and loud music from such events will undoubtedly cause disturbance to residents living in our building and those even closer to Pier8/9.

Operating events for 750 people will likely bring many taxis, and coaches to drop and pick up patrons, once again causing disturbance, and certainly compromising pedestrian safety.

We are already constantly disturbed by traffic hoon racing up and down Hickson Road on Friday and Saturday evenings, a fact that Sydney City Police are well aware of and are trying hard to stamp out. This, together with significantly increased foot traffic is a potential safety nightmare for residents and pedestrians alike.

All of the above give us serious concerns about the impact on our current living conditions and would ask you strongly to reject this application.

Thank you for your consideration.

Eddie & Carol Fazal

**25A Hickson Road
Millers Point**

From: Paul Colagiuri [REDACTED]
Sent on: Thursday, July 30, 2026 2:47:17 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA 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: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I object to this application. The proposal is inconsistent with this area as a heritage-based Arts Precinct. The supporting documents are inadequate and do not fully address the inevitable detrimental effect on residents of a 750-patron capacity function centre from noise and traffic, among other considerations.

Yours sincerely

Paul Colagiuri

703/21A Hickson Rd, Millers Point NSW 2000.

Paul Colagiuri
[REDACTED]

From: [REDACTED]
Sent on: Thursday, July 30, 2026 2:16:08 PM
To: council@cityofsydney.nsw.gov.au
Subject: Objection to a development Proposal. DA D/2026/626.

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

We object to the Development Application – DA D/2026/626, Piers 8/9, 23 Hickson Road.

Hello,
Please keep our name and address private if possible.

We object to this proposal for the following reasons.

Our apartment [REDACTED] 16 Dalgety Road looks out directly over Towns Place and Piers 8/9, with our living room, dining room, kitchen and main bedroom plus bedroom two all facing Towns Place and Piers 8/9.

Whenever there are extra events or functions in this area, we immediately notice a large increase in constant noise levels from people, vehicle traffic, music and services which can happen most of the day and especially at night and late.

There are many disturbing things causing discomfort when big crowds are coming and going but by far the worst is the very dangerous traffic conditions in Towns Place and surrounding streets.
We often see many cars and coaches picking up and dropping off people right along the street and on both sides of the street at the same time, with people getting in and out of vehicles from both sides and directly into traffic. We have seen a lot of local traffic and city busses banked up and trying to get through.

Thankyou,
[REDACTED]

From: Piers Codling [REDACTED]

Sent on: Friday, July 31, 2026 7:28:29 AM

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

Subject: 23 Hickson Road, Milers Point Sydney - Applicant: Markham Real Estate Partners Pty Limited Reference: D/2026/626

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

The application

Applicant: Markham Real Estate Partners Pty Limited

Reference: D/2026/626

Site: 23 Hickson Road, Millers Point NSW 2000

Proposal: Alterations and additions to Tenancy B, at the northern end of Piers 8/9 across Levels 2 to 4, for a business events and function centre.

Dear Sirs,

I refer to the Development Application D/2026/626.

My name is Joanne Siew Choo Lim, I am the Owner of Lot 33, 9/25A, Hickson Road, Millers Point which is within the Towns Place residential complex that overlooks Pier 8/9.

I strongly object to this proposal for many reasons which include:-

- Traffic generation and congestion on Hickson Road and Towns Place, particularly at event start and finish times, and the cumulative effect with existing precinct traffic.
- Pedestrian safety and footpath capacity where large numbers of patrons arrive and disperse in a residential street.
- Noise and acoustic amenity — patron noise, amplified music, late-night dispersal
- Servicing, deliveries and waste collection outside business hours.
- Parking pressure and the risk of patron overflow into residential and visitor parking.
- Taxi, rideshare and coach queuing, set-down and pick-up arrangements. Cumulative impact when this venue operates concurrently with other Walsh Bay venues and events.
- Hours of operation

There have been proposals some years ago to use this building for events and there were numerous objections at that time - for all the same reasons as stated above.

If this proposal were unfortunately approved, there must be strict conditions attached relating to limiting patron numbers, event frequency, noise levels and servicing and opening / closing times

I hope you will reject this Development Application as it is an inappropriate use of this space and its adverse effect on the surrounding residential community.

Kind Regards

Joanne Siew Choo Lim

[REDACTED]

From: [REDACTED]

Sent on: Friday, July 31, 2026 9:35:25 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road 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.

I live at [REDACTED] 21A Hickson Road and wish to lodge a formal objection to Development Application D/2026/626 for the proposed conversion of Tenancy B at Piers 8/9, 23 Hickson Road.

The apartment that I live in is the building directly where Pier 8/9 joins through to Hickson Road. 750 people leaving Pier 8/9 after midnight, making their way along the boardwalk in front of our apartment and Hickson Road behind our apartment, will be very disruptive to residents. I understand the business proposing the development wants to make an additional return from their investment, but I do not think this new development should override the peaceful enjoyment for the 100s of people already living in the area. By all means, have an event centre at the end of the Pier, but it needs to close well before midnight so that residents don't pay the price for the developer's gain.

Yours faithfully

From: Stephen Colagiuri [REDACTED]
Sent on: Friday, July 31, 2026 3:19:38 PM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000
Attachments: Stephen Colagiuri Submission D2026 626.pdf (136.81 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 Warren Geyer,

Please find attached a submission outlining my objections to the above Development Application.

Thank you for considering my submission requesting Council reject this DA.

Regards

Stephen Colagiuri

I am an owner resident living at 703 / 21A Hickson Rd, Millers Point in very close proximity to this proposal to develop a 750-patron function centre at the northern end of Pier 8/9 which would operate until 12 midnight on Friday and over the weekend.

I strongly object to this application which will directly and significantly impact me, the neighbourhood and the precinct.

The DA supporting documents do not adequately consider the local impact and some of the modelled assumptions used to downplay the impact are frankly fanciful.

The significant and critical gaps in this DA include, but are not limited to the following:

1. **Noise impact:** the acoustic report and assessment of noise is superficial, deficient and has not adequately considered noise from
 - patrons while at the venue and on the gantries
 - patrons and entertainment from the function centre will directly impact residents in Pier 6/7, Shore 6/7 and Shore 8/9
 - patrons leaving the venue in the early hours of the morning congregating on the narrow Towns Place driveway entrance and exit to the function and on promenade directly under Shore 8/9 apartments
 - patrons congregating on the sidewalk waiting for pick up taxis and ride-share vehicles (e.g. uber) in the early hours of the morning
 - service vehicles which are proposed to enter via the Towns Place driveway, make a three-point turn on the timber boardwalk (directly below Shore 8/9 apartments) and then park adjacent to the southern end of Pier 8/9. Vehicle size has not been adequately considered with submitted documents referring only to smaller vehicles. A three-point turn will generate reversing warning noise which has not been taken into account, especially for waste removal vehicles planned to remove waste up to 1 and half hours after the conclusion of functions at midnight. Also there has been no consideration on impact of local and visiting pedestrians (eg during VIVID), and potential damage to the timber boardwalk, some of which is part of Shore 8/9 strata.
2. **Traffic** – the traffic impact assumptions are unrealistic and have completely underestimated and downplayed current traffic congestion and parking which is a significant challenge for residents entering and exiting the resident car park, especially on theatre days and evenings.
 - the report states that “*there are a number of dedicated taxi ranks*” which can accommodate the modelled extra 131 taxis/ubers without acknowledging that these are low volume taxi ranks with spaces for 2-3 taxis.
 - there is no consideration of the proposal to make Towns Place a no stopping zone after 11pm and the implication for parking and especially taxi/uber pick up after an event
3. **Parking** - the travel demand analysis models 113 extra vehicles parking in the precinct at the times of a function and concludes that these can be accommodated in the three nearby existing off-street car parks close to the site. The report also refers to 230 parking spaces are available along Hickson Road with a further 379 spaces on surrounding streets, totalling 609 parking spaces within a five-minute walk of the site.

Comments:

- on Saturday at 7pm on theatre nights, there are NO available car parking spaces on Hickson Rd.
- the other suggested available nearby 379 spaces are invariably occupied by residents (without off street parking) and visitors to other venues eg restaurants. Furthermore, most surrounding streets (eg Windmill St) can only be directly accessed from Pier 8/9 via approximately 60 very steep stairs which many older patrons could not negotiate.

- there is no consideration of the impact of events held at the nearby Cutaway
 - the report's conclusion that "*the additional parking demands generated by functions at the site represents a relatively minor increase of this existing on-street parking capacity*" is a grossly inaccurate statement.
4. **Plan of management** – lacks transparency and fails to adequately address the many problems which this DA will cause. Furthermore, the measures outlined are not enforceable as has been the repeated experience with other retail venues in the Precinct.
 5. **Heritage** – there are numerous concerning Heritage implications and the detrimental impact on this as a valued Arts Precinct heritage site.

For all the above reasons, I request Council to reject this application.

Yours sincerely

Stephen Colagiuri

703/21A Hickson Rd, Millers Point 2000.

From: <nixmax[REDACTED]>
Sent on: Friday, July 31, 2026 4:23:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA Objections
Urgent: High

Attachments: DA objection.docx (20.89 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.

Send to: dasubmissions@cityofsydney.nsw.gov.au

Attention: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I am an owner resident living at 702 / 21A Hickson Rd, Millers Point which is in very close proximity to the proposed development of a 750 guest capacity function centre.

I write to object to this application as it will directly and adversely impact me and my family. I believe the DA and supporting documents do not adequately consider the impact on me and other local residents including:

Noise – coming from the proposed function centre; guests arriving and especially leaving the venue in the early hours of the morning; service vehicles removing garbage.

Traffic – the traffic impact assumptions are unrealistic especially in relation to how 750 guests will arrive and leave the venue and the consequent impact on traffic congestion, parking and taxis/uber movements.

Heritage – the detrimental impact on this heritage site.

Plan of management – as we frequently experience with retail venues, the proposed plan of management is inadequate and not enforceable.

I request Council not to approve the application.

Yours sincerely

N Leontios

From: [REDACTED]

Sent on: Friday, July 31, 2026 4:52:46 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: [REDACTED]; [REDACTED]

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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,

I am resident at [REDACTED] 5 Towns Place and would like to make my opposition to this development clear in this email.

I do not want my identity disclosed but am more than happy for the content of my concern to be shared as required.

I have been an owner and resident of an apartment in 5 Towns Place for almost 10 years and the noise problem is becoming so bad that I am questioning whether I can live here long term.

Our apartment windows face Towns Place on level 1 of the block, so the current level of people and vehicle noise is disruptive to sleep and quality of life.

The noise from the party boats leaving and arriving from the pier across the road, loud cars on fridays and weekends who use Hickson Road as a drag strip, along with general traffic of people and increasing activity in the cutaway area is now an unacceptable impact on residents.

Council needs to draw the line as to whether Millers Point is a residential area or not. We have tolerated a lot over the last 5 years and enough is enough.

The last thing we need is more of this disruption and impact on residents.

Thank you for the opportunity to comment and for your consideration.

Regards [REDACTED]

Sent from my iPhone

From: Lucy Osborn [REDACTED]

Sent on: Friday, July 31, 2026 5:05:38 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Pier 8/9 Function Centre - DA D/2026/626

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 Geyer,

Re: Objection to Development Application D/2026/626 – Proposed Business Events and Function Centre, 23 Hickson Road, Millers Point

I live on Hickson Road and am writing to formally object to DA D/2026/626, which seeks approval to convert Tenancy B at Piers 8/9, 23 Hickson Road, into a business events and function venue catering for up to 750 people. The application also involves significant construction work, including new external gantries, staircases, lift structures and a northern balcony to support the venue's operations.

I am not opposed in principle to sensitively activating and repurposing heritage buildings. However, I consider this proposal to be a disproportionate escalation of use that would cause lasting harm to residential amenity, heritage values and overall quality of life in Walsh Bay. It does not adequately reconcile commercial ambitions with residents' reasonable right to peaceful enjoyment of their homes.

My chief concern relates to the sheer scale of the proposed operation. Hosting up to 750 guests, with events running until midnight on Thursdays, Fridays and Saturdays, will inevitably produce heavy foot traffic as patrons arrive and leave a site situated right next to residential apartments. The greatest disturbance is likely to come not from the events themselves, but from the surrounding activity — large crowds gathering on balconies, gantries and outdoor spaces, queuing for taxis and rideshares, and generating late-night noise that carries easily across the harbour.

The application leans heavily on proposed management practices and operational conditions, yet offers little real assurance that these impacts will be avoided. A noise complaints process or management plan cannot undo the disturbance to residents' sleep once it has already occurred. The central issue is whether a venue of this size and intensity is even appropriate for this location — and I do not believe it is.

I also have concerns that the Traffic Impact Assessment understates the true effects of large-scale events. It fails to properly account for the combined impact of taxis, rideshare vehicles, delivery trucks and patrons all converging at once — often at the same time as other performances and functions taking place elsewhere in Walsh Bay. Hickson Road and Towns Place already carry substantial traffic linked to the broader arts precinct, and adding a 750-person venue threatens to create serious congestion, safety hazards and disruption for local residents.

Another significant issue is the impact on the heritage value and character of the Walsh Bay Wharves Precinct. The new external gantries, stairs, lifts and balcony, combined with introducing a large late-night events venue, would fundamentally alter the character and setting of this state-heritage-listed precinct. Protecting heritage should extend beyond physical fabric to also safeguard the atmosphere, character and community identity that define the area.

Furthermore, the applicant's own accessibility report flags a number of outstanding compliance concerns, including issues with accessible facilities, circulation, and requirements under the Disability Discrimination Act and Building Code. This suggests key elements of the proposal remain unresolved.

I am also troubled by the lack of adequate detail on waste management. A venue of this scale will generate substantial waste, including bottle disposal, from its functions. Without clear limits on collection and servicing hours, there is a real risk of disruptive activity occurring late at night or in the early morning, incompatible with residential living.

For these reasons, I respectfully ask that Council refuse DA ~~B/2026/626~~ ²³³ D/2026/626.

If Council is nevertheless inclined to approve the application, I strongly urge that any consent include the following conditions:

- A significant reduction in the maximum number of patrons permitted;
- Earlier closing times and patron dispersal deadlines;
- Removal or substantial restriction of outdoor patron areas, such as balconies and gantries;
- An independent, peer-reviewed acoustic study;
- Robust controls governing rideshare, taxi, servicing and patron flow;
- A ban on waste collection and servicing between 10:00pm and 7:00am;
- Complete resolution of all accessibility compliance matters prior to any approval.

Walsh Bay is among Sydney's most significant heritage and residential communities, and its residents have a reasonable expectation that its character, amenity and liveability will be safeguarded. I do not believe the current proposal achieves this balance, and I ask that it not be approved. At the end of the day, the quality of life of a large number of local residents who will be impacted by this development should not be sacrificed for the financial profiting of a single commercial enterprise..

Regards

Lucy Osborn

Unit 601/21A Hickson Road

Millers Point

NSW 2000

From: Bernie Kenny [REDACTED]
Sent on: Friday, July 31, 2026 5:18:36 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Bernie Kenny [REDACTED]
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer
Urgent: High

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,

Re: D/2026/626

Address

23 Hickson Road MILLERS POINT NSW 2000

Applicant

MARKHAM REAL ESTATE PARTNERS PTY LIMITED

Description

Alterations and additions to Tenancy B, located at the northern end of the Piers 8/9 across Levels 2 to 4, for a business events and function centre premises. The proposal requires approval under the Heritage Act,

I wish to make a submission to object to the proposed business function venue to be established approximately 50 meters across the water from my apartment on Pier 6/7, 19 Hickson Road Dawes Point.

While I support appropriate development and the activation of our waterfront, I have serious concerns about the impact this particular venue will have on the health and wellbeing of myself, my family and of nearby residents.

As the proposed venue is separated from my apartment by water, note that sound and music are amplified across open water and noise in general travels exceptionally well in this area of our harbour. Music, patron noise and late evening entertainment noise will severely and directly impact me and surrounding residential properties. I know the impact of this noise as currently we hear the loud and unacceptable noise levels from party boats going past our pier.

My major concerns include:

- **Excessive noise from live or amplified music, DJ and/or entertainment.**
- **Noise generated by patrons arriving, congregating, and leaving the venue, particularly late in the evening - it appears the acoustics may have been averaged on 20-40 patrons?? We currently have to listen to fishermen on the wharf, often groups of 5 or less persons in the evening and at night and the noise carrying from those persons alone is terrible, talking loudly amongst themselves, both keeping us awake or waking us up, so I can't imagine what large groups of patrons and music at this proposed venue would sound like.**
- **Increased vessel and vehicle activity both on the water and on our street associated with the proposed venue.**
- **The noise of delivery of food and drinks and disposal of rubbish from the proposed venue.**
- **A decline in the peaceful enjoyment of open windows of our homes and outdoor living areas/our**

balconies - currently the foul language of small groups of fishermen carries across to our apartments and it is very disturbing.

- Privacy concerns as we will be overlooked into our living areas and bedrooms - we often have fishing hooks/sinkers land on our outdoor balconies, that it how close it can be.
- Potential impacts on property values and the attractiveness of the area as a residential and quiet pocket of the harbour front.

Introducing a high-noise entertainment venue within such close proximity to my property would fundamentally alter the character of the area and diminish our residents' quality of life.

I respectfully request that the decision-maker carefully consider in particular the unique acoustic characteristics of water. An independent acoustic assessment appears to be based on 20-40 patrons, instead of specifically evaluating noise propagation from larger groups across the water under varying weather conditions, including temperature inversions and prevailing winds, and demonstrate that nearby residences will not be adversely affected.

The planning process should protect existing residents' right to reasonable peace and quiet while balancing commercial interests. In my view, the proposal has not adequately demonstrated that the amenity of nearby residents will be preserved.

For these reasons, I respectfully request that the application be refused.

Yours faithfully,

Bernadette Kenny
Apartment 608/19 Hickson Road, Dawes Point NSW 2000

From: Finnian Kenny [REDACTED]
Sent on: Friday, July 31, 2026 5:24:01 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Finnian Kenny [REDACTED]
Subject: D/2026/626 23 Hickson Road, Millers Point NSW 2000- Warren Geyer

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 you in regards to the development application for pier 8/9, 23 Hickson Road, Millers Point. I am a resident on the Pier 6/7 and are very concerned about the noise implications that will be caused by your application. We live in a peaceful and quiet neighbourhood. I am also concerned about the amount of people coming into our precinct. This pier was never designed to accommodate a late night venue. The board walk needs constant attention and can cause injuries to the public, especially a late night venue where alcohol is involved. Its close proximity to the water also causes a huge issue.

Kind regards,

Finnian Kenny
Director

[REDACTED]
[REDACTED]
W: www.kennyconstructions.com.au

image001.png

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Any views expressed in this email are those of the sender and do not necessarily reflect those of Kenny Constructions (Aust) Pty Ltd.

From: Mark Osborn [REDACTED]
Sent on: Friday, July 31, 2026 5:26:11 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA D/2026/626

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 Geyer

Re: Objection to Development Application D/2026/626 – Proposed Business Events and Function Centre, 23 Hickson Road, Millers Point

I live at 21A Hickson Road right opposite the pier in question.

I am writing to formally object to DA D/2026/626, relating to a conversion of Tenancy B at Piers 8/9, 23 Hickson Road into a business events and function venue catering for up to 750 people.

I understand the desire to activate and repurpose heritage buildings. However, given the nature of our small residential blocks at this part of Hickson Road I consider this proposal to be out of proportion, and believe it will seriously affect our residential amenity, heritage values and overall quality of life for people living in Walsh Bay.

The apartments around us suffer from extreme noise from hooning during weekends, affecting sleep and creating stress for all residents.

A development of this scale catering for up to 750 people with events running until midnight on Thursdays, Fridays and Saturdays, will inevitably produce heavy foot traffic as patrons arrive and leave a site right next to residential apartments.

I am concerned about large numbers of people gathering on balconies, gantries and outdoor spaces, queuing for taxis and rideshares, and generating late-night noise that carries easily across the harbour. In particular exacerbated by the probable use of alcohol by many of these patrons.

I do not have any faith that the proposed management practices and operational conditions would mitigate these concerns sufficiently to allow residents to have the expected peaceful enjoyment of their apartments.

Already at weekends we hear the sound of many bottles being deposited in bins from the Lord Nelson pub. I can only imagine the problems of late night noise from clearing up after 750 patrons.

I do not believe that a development of this size in terms of patrons is appropriate for this location.

Hickson Road is already a busy area, and I also have concerns that the extra traffic generated on weekends will create extra congestion and potential dangers to residents and pedestrian visitors such as elderly theatre goers who are already in danger from the hoons who seem to frequent this area.

I also have concerns that the proposed external structures do not respect the heritage nature of these pier structures.

I note that there are a number of unresolved aspects of the application, relating to accessible facilities, circulation, and requirements under the Disability Discrimination Act and Building Code.

For the reasons above, I request that Council refuse DA D/2026/626.

If Council were to decide to approve the application despite what I consider to be very reasonable objections, I believe the following issues should be addressed:

- Complete resolution of all accessibility compliance matters prior to any approval.
- A reduction in the number of patrons permitted to a number more sympathetic to this area;
- Earlier closing times;
- Removal of outdoor patron areas, such as balconies and gantries, or restriction to the end of the pier where noise is less likely to impact shore residents;
- An independent study by an acoustics expert;
- A ban on waste collection and servicing between 10:00pm and 7:00am;

Walsh Bay is among Sydney's most significant heritage and residential communities, and its residents have a reasonable expectation that its character, amenity and liveability will be safeguarded. I do not believe the current proposal achieves this balance, and I ask that it not be approved.

The quality of life of a large number of local residents who will be impacted by this development should not be sacrificed for the financial benefit of a single commercial enterprise.

--

Regards

Mark Osborn

601/21A Hickson Road

From: David Cockbain [REDACTED]

Sent on: Sunday, August 2, 2026 7:38:37 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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 Geyer,

Subject: Objection to DA D/2026/626 – Proposed Business Events & Function Centre, 23 Hickson Road, Millers Point

I reside at Unit 605, 21A Hickson Road, Millers Point and wish to lodge a formal objection to Development Application D/2026/626, which proposes converting Tenancy B at Piers 8/9, 23 Hickson Road, into a business events and function centre with capacity for up to 750 people.

Overview of Objection

The proposal involves substantial building works, including new external gantries, stairs, lift structures and a northern balcony. These works are associated with the operation of a large-scale events venue and represent a significant change to heritage elements of the building.

As a restorer and owner of several heritage buildings, I support appropriate activation and adaptive reuse of heritage places when it is done the right way however this proposal undermines the Heritage strategy previously employed with positive outcomes within the precinct. I firmly believe this proposal represents an excessive intensification of use that would have significant and ongoing adverse impacts on residential amenity, heritage character and the liveability of the Walsh Bay precinct.

In my view, the application fails to strike an appropriate balance between commercial activity and the protection of the building's heritage value. It would also detract from the rights of existing residents to enjoy their homes without unreasonable disturbance.

Scale, Noise and Residential Amenity

My principal concern is the scale of the proposed operation. A venue accommodating up to 750 patrons and operating until midnight on Thursday, Friday and Saturday nights would generate substantial pedestrian movements, patron arrival and dispersal activity, and late-night congregation in a precinct immediately adjoining long-standing residential apartments.

The most significant impacts are likely to arise not from the events alone, but from the movement and behaviour of large numbers of patrons before and after those events. These impacts include:

- hundreds of guests arriving and leaving along a constrained, narrow walkway;
- patrons congregating on external balconies, gantries and public areas;
- people waiting for taxis and rideshare vehicles in limited set-down areas; and
- late-night noise carrying across the harbour environment to nearby residential properties.

The application relies heavily on management measures and operational controls, but it does not adequately demonstrate how these impacts would be prevented in practice. A complaints register or management plan is a lower order control, and in my experience as an auditor utilised very loosely if at all by most licensed premises but simply does not protect residents from sleep disturbance once

noise has already occurred.

There is no effective management plan or strategy for noise and the impact it has upon workers in the buildings. Noise severely disrupts the essential sleep cycles of shift workers—such as nurses, police officers, firefighters, doctors, surgeons, paramedics, and train drivers—all who reside in the adjacent buildings and must sleep during non-traditional hours. For these critical professionals, sleep is not a luxury but a safety requirement; unpredicted daytime or late-night noise pollution triggers elevated cortisol levels, chronic sleep deprivation, and heightened cardiovascular stress. Because their bodies are already fighting natural circadian rhythms to rest, noise from patrons accessing/egressing the premises, loud music, delivery and transport vehicles strip them of deep REM sleep, leading to profound cognitive fatigue and slower reaction times. Ultimately, these preventable sleep disruptions do not just compromise the personal health and well-being of these renting residents, but directly jeopardise public safety when they return to their high-stakes shifts.

The fundamental planning question is whether a venue of this scale and intensity is compatible with its surroundings. In my view, it is not.

Traffic, Access and Safety

I am also concerned that the Traffic Impact Assessment underplays the real-world impacts associated with major events. The proposal does not adequately address the cumulative effect of rideshare vehicles, taxis, delivery and service vehicles, and large numbers of guests arriving and departing at similar times, particularly when this activity coincides with performances and events elsewhere within Walsh Bay.

Council, Police and Transport for NSW understand Hickson Road and Towns Place already experience considerable activity associated with the broader arts precinct. Approval of an additional 750-person venue risks creating unacceptable congestion, safety concerns and disruption for residents.

Heritage Character and Built Form

A further concern is the impact on the heritage significance and character of the Walsh Bay Wharves Precinct. The proposed external structures, gantries, stairways, lifts and balcony, together with the introduction of a substantial late-night event venue, would materially alter the character and setting of this State-significant heritage precinct. Heritage conservation should protect not only physical fabric, but also the character, atmosphere and community values that make the precinct unique.

Accessibility, Compliance and Emergency Response

The applicant's own accessibility assessment identifies unresolved accessibility and compliance issues, including concerns about accessible amenities, circulation, and Disability Discrimination Act and Building Code requirements. The material also appears to omit adequate consideration of delayed or restricted emergency services access and response. These deficiencies suggest that critical aspects of the proposal have not yet been satisfactorily assessed or resolved.

Waste, Servicing and Operational Impacts

I am also concerned that the operational impacts associated with waste servicing have not been adequately addressed. These impacts include organic food waste, cooking oil, single-use service ware, packaging, grease trap sludge, increased sewage volumes, sanitary waste and other waste streams generated by large-scale hospitality operations.

Having owned and managed hospitality venues, I submit that a venue servicing functions of this magnitude will inevitably generate significant quantities of packaging and bulk-material waste, including cans, bottles, cardboard cartons, plastic wrap, palletised materials and related commercial waste.

The absence of clear restrictions on collection and servicing hours creates a risk of late-night and early-morning commercial activity that is incompatible with residential amenity and would seriously affect residents' ability to sleep and rest.

Requested Outcome

The Walsh Bay precinct is one of Sydney's most important heritage and residential communities. **Residents have a legitimate expectation that the character, amenity and liveability of the area will be protected.** In my view, the proposal in its current form fails to achieve that balance and should not be approved.

For these reasons, I respectfully request that Council refuse Development Application D/2026/626.

Yours sincerely,

David Cockbain

From:

Sent on: Sunday, August 2, 2026 4:27:26 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Follow-up Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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 Geyer,

Re: Further Submission Regarding Acoustic Assessment and Residential Amenity Impacts

I refer to my earlier objection to Development Application D/2026/626 concerning the proposed 750-person function and events venue at Piers 8/9, Walsh Bay. **Since lodging that submission**, I have obtained additional technical comments from **Dr Eric Hamilton, Managing Director at Omnibatz, being an Electrical Engineer with experience in noise propagation modelling**, who reviewed aspects of the DA's acoustic assessment and noise management approach. These comments raise further concerns regarding the adequacy of the proposal's acoustic safeguards and the potential impact on nearby residents.

1. Concerns Regarding the Use of 15-Minute Average Noise Measurements

A concern relates to the methodology used to assess noise impacts. The acoustic assessment relies on the standard approach of measuring noise as a 15-minute averaged equivalent noise level (Leq). While this approach has an accepted regulatory basis, it can obscure the impact of short-duration but **highly disruptive** noise events.

The technical analysis provided to me demonstrates that a loud noise event occurring over only a short period may be averaged down over a 15-minute assessment interval and therefore appear compliant, even though the actual peak noise experienced by residents may be significant.

By way of example, Dr Hamilton modelled a scenario involving a brief noise event associated with a door opening to the outside of the proposed events venue. Using standard sound propagation calculations, **he concluded that with internal noise levels of 90 dBA to 95 dBA, a door opening for just 30 seconds could still result in noise levels in the order of approximately 70 dBA to 76 dBA being experienced at a bedroom located around 70 metres away from the source**. Although the resulting 15-minute average Leq measure may appear substantially lower, residents would still experience an **unacceptable level of noise**.

This is a critical distinction. Residents attempting to sleep are affected by **sudden noise events, voices, cheering**, doors opening and crowd dispersal activity, not merely by the arithmetic average calculated over a quarter-hour period. Accordingly, compliance with an averaged acoustic metric does not necessarily demonstrate that sleep disturbance and loss of amenity will be avoided.

2. Lack of Independent Verification of Proposed Noise Mitigation Measures

The acoustic assessment appears to contemplate internal noise levels of up to 90 dBA and 95 dBA, provided that appropriate sound attenuation measures are installed within the premises. However, it is not evident from the application material how these mitigation measures will be independently verified, tested or audited.

In particular, the following questions arise:

- Have the proposed acoustic treatment designs been independently reviewed or audited?
- What assurance is there that all required noise attenuation works will actually be completed prior to operation?
- What post-construction testing will be undertaken to verify that the acoustic performance objectives have been achieved?

- Will the results of any testing be made publicly available and subject to independent scrutiny?

Given the close proximity of residential apartments to the venue and the unusually high noise levels contemplated within the building, I submit that Council should require independent acoustic certification, commissioning tests and ongoing compliance monitoring before any occupation certificate is issued.

3. Patron Departure Noise Remains Insufficiently Addressed

My original submission raised concerns regarding noise generated when large numbers of patrons leave late-night events. The additional technical review reinforces those concerns.

The Plan of Management relies heavily on signage and security personnel to encourage patrons to be considerate of neighbours and to manage departures from the site.

However, these measures do not eliminate the underlying source of noise. They cannot prevent hundreds of people from talking, gathering, waiting for transport services, coordinating rideshare collections or moving through external circulation areas at the conclusion of events. As noted in the technical comments provided to me, such measures are essentially reactive rather than preventative....they present **asan ambulance at the bottom of the cliff solution rather than a fence at the top.**

The proposal anticipates events involving up to 750 patrons and operating until midnight on certain evenings. In those circumstances, patron dispersal noise is not an incidental issue but a predictable and recurring consequence of the proposed use.

Requested Additional Conditions

If Council is minded to approve the application despite the concerns raised by residents, I respectfully submit that Council should, at a minimum, require:

1. Independent review and certification of all proposed acoustic attenuation measures.
2. Independent post-construction acoustic testing before commencement of operation.
3. Public availability of acoustic testing results.
4. A requirement that compliance be assessed not only against Leq averaging metrics but also with regard to short-duration peak noise events capable of causing sleep disturbance.
5. Ongoing acoustic monitoring following commencement of operations.
6. Further assessment of noise generated by patron arrivals and departures, including crowd dispersal from external areas and gantries.

I maintain my objection to Development Application D/2026/626 and request that Council give substantial weight to the protection of residential amenity, particularly during evening and late-night periods when residents are entitled to reasonable quiet enjoyment of their homes.

Yours faithfully,

[Redacted Signature]

[Redacted]
21A Hickson Road
Millers Point NSW 2000

From: Glyn Williams [REDACTED]
Sent on: Sunday, August 2, 2026 11:30:13 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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Hi Peter,
I just want to thank you for all the consideration you have put into this. Its good to hear that there are 25 submissions and all the residents understood the potential impact of this activity, they would all be involved.
Regards
Glyn

From: Glyn Williams [REDACTED]
Sent: Monday, 27 July 2026 8:57 PM
To: dasubmissions@cityofsydney.nsw.gov.au <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Fw: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Dear Mr Geyer,

Subject : Objection to DA D/2026/626 - 23 Hickson Road Millers Point NSW 2000

I am a residence at Towns Place and want to lodge a formal objection to Development Application D/2026/626.

The proposal represents an intensification of activity that will have a significant impact on the residents in the vicinity.

Key issues revolve around the creation of a 750 capacity venue where the core activities will be at night in an area that is already active and near capacity with traffic.

On that note the traffic study is extremely flawed and should be discredited as:

1. It does not take into consideration the activity from the recently approved Cutaway which has a 24 hour access and licence until midnight
2. It does not take into consideration the activity that will be generated by Barangaroo Central development with tiths thousands of residents and commercial businesses.
3. The study was from 1 night with the Sydney theatre company operating but does not provide any evidence of the Theatres ticket sales of that night to indicate sales.
4. The study indicates traffic numbers but not traffic behaviour ie street parking , which causes delays around the precinct.

Further, there is no clear waste removal strategy and they will under no circumstances be able to manage patron departures appropriately. No one has in this area so why do you think they will ie the boat parties that dock at Pier 9 is a case in point where patrons leaving have been found urinating and consuming drugs within the Towns Place courtyard.

Additional to that, the Rocks police have already indicated they are short staffed and dont have capacity for additional ventures such as this.

This proposal by the developer should be rejected

Kind Regards

Glyn Williams
7/20 Dalgety Road
Millers Point NSW 2000

From: [REDACTED]

Sent on: Saturday, August 1, 2026 8:23:37 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/626 23 Hickson Rd 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.

Attention: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I write to object to this application. I am a frequent visitor to this area where my parents live in 21A Hickson Rd, very close to the proposed function centre with a capacity of 750 patrons.

The proposal will significantly impact parking (already at a premium) and access with limited capacity to accommodate the proposed increased volume of ride share vehicles.

Noise from the venue and especially patrons leaving the venue at midnight will adversely affect residents, particularly elderly residents and younger residents with young children.

This is a treasured heritage site. The proposed development is completely out of character with the area as a designated arts precinct.

I request Council not approve this application.

Yours sincerely

[REDACTED]

[REDACTED]

From: Michael Siede [REDACTED]
Sent on: Saturday, August 1, 2026 10:43:47 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: Development Application DA D/2026/626

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

Dear Sir/Madam,

I write to object to the above Development Application and request that Council give further consideration to several material deficiencies that have not been adequately addressed within the submitted documentation.

1. Noise Impacts During Patron Departure Periods

The application appears to focus primarily on noise generated within the proposed function centres but provides insufficient detail regarding noise impacts associated with patron departure, particularly during evening and late-night periods.

Experience with similar venues demonstrates that the greatest disturbance to surrounding residents often occurs when guests leave an event, congregate on footpaths, wait for transport, enter vehicles, or interact in public areas. The application does not provide a comprehensive management plan setting out:

- Procedures to minimise noise during patron dispersal.
- Appropriate levels of security and supervision during peak exit periods.
- Requirements for venue staff to actively manage patron behaviour outside the premises.
- Controls on amplified music cessation and staged departures.

Without clear operational requirements, there is a significant risk of unreasonable impacts on neighbouring residents and local amenity.

2. Lack of Traffic and Transport Management Strategy

The proposal fails to adequately address the traffic impacts associated with additional patron vehicles, rideshare services and taxis.

The application does not provide a detailed traffic management strategy that considers:

- Increased vehicle movements before and after events.
- Taxi and rideshare pickup/drop-off arrangements.
- Potential congestion on surrounding roads.

Given the expected patron numbers, a comprehensive traffic and transport management plan should be developed and independently assessed prior to any approval being granted.

3. Inadequate Protocols During Road Closures and Major Events

The application does not adequately consider circumstances where local roads may be partially or fully closed due to community events, public gatherings, construction activities or emergency management requirements.

There is currently no operational protocol specifying how the venue will function during such periods. In particular, Council should require that:

- Function centres are prohibited from operating concurrently during periods when road closures or access restrictions materially reduce the capacity of the surrounding road network.
- Events are subject to cancellation or capacity restrictions where traffic movements cannot be safely accommodated.
- Clear communication and coordination procedures are established with Council, Police and transport authorities.

Failure to address these scenarios may create unacceptable traffic, safety and amenity impacts.

4. Monitoring, Compliance and Enforcement

The application places significant reliance on future management measures but provides limited detail regarding how compliance will be monitored and enforced.

Should Council determine to approve the application, robust conditions should be imposed requiring:

- Ongoing noise monitoring.
- Periodic independent compliance audits.
- Maintenance of a complaints register.
- Regular reporting to Council.
- Clearly defined enforcement mechanisms for breaches of approval conditions.
- The ability for Council to review operating conditions if adverse impacts are identified.

Without effective monitoring and enforcement, there is no assurance that any proposed mitigation measures will be maintained throughout the life of the development.

Conclusion

For the reasons outlined above, I submit that the application has not adequately demonstrated that it can operate without causing unacceptable impacts on surrounding residents, local traffic conditions and community amenity.

I respectfully request that Council either refuse the application or require the applicant to provide further assessment and detailed management plans addressing noise management, traffic impacts, road closure protocols, and ongoing compliance and enforcement arrangements before any approval is considered.

Yours faithfully,

Michael Siede
Unit 303
21A Hickson Road
Walsh Bay

From: [REDACTED]
Sent on: Sunday, August 2, 2026 8:57:25 AM
To: dasubmissions@cityofsydney.nsw.gov.au; council@cityofsydney.nsw.gov.au
Subject: D/2026/626 23 objection
Attachments: D-2026-626 Objection 20260731.pdf (23.23 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 or Madam - a pdf copy of the text below is attached to this email.

=====

Attention: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I request that **all my personal details** including my name, properties that I own, and my contact details including email address, phone number and street/postal addresses **be kept private**. In particular, I request that my details not be published on your website in relation to this or any other matter.

I am an owner of apartments [REDACTED] at 21 Hickson Rd, Millers Point which overlook and are within a very short distance of the proposed development of a function centre accommodating 750 patrons.

I am writing to request Council refuse this application which will detrimentally affect residents and this heritage precinct.

The application and submitted documentation lodged with Council are deficient and make many unrealistic assumptions which downplay the potential impact. For instance:

- **Guest arrivals and departures** – the modelling of impact of noise, traffic and parking is based on flawed assumptions with respect to modes of transport to and from the venue; the current congestion at peak time from patrons arriving to attend other events and local restaurants; guests congregating on the promenade directly under residential apartments when leaving the venue.
- **Noise** – function noise directly impacting Pier 6/7 residents and also Shore 6/7 and 8/9 residents.
- **Service vehicles** – especially waste removal in the early hours of the morning after functions

These and other impacts have been inadequately addressed in the Acoustic, Access and Traffic reports.

Yours sincerely

[REDACTED]

dasubmissions@cityofsydney.nsw.gov.au

council@cityofsydney.nsw.gov.au

31 July, 2026

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Yours sincerely

[REDACTED]

From: [REDACTED]
Sent on: Sunday, August 2, 2026 8:57:25 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: D/2026/626 23 objection
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[REDACTED]

dasubmissions@cityofsydney.nsw.gov.au

council@cityofsydney.nsw.gov.au

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Yours sincerely

[REDACTED]

From: Anne Crabb [REDACTED]
[REDACTED]

Sent on: Monday, August 3, 2026 11:28:06 AM

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

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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 Warren,

We object to this DA

Placing another large 'entertainment venue' in the area is untenable. With the recent opening of the Cutaway (licensed to hold approximately 2900 patrons) and the proposed bump in and bump out 'event space' at the northern end of Barangaroo Park planned to accommodate 2000 patrons, this venue holding 750 - add to that the many people attending the arts precincts – the area is already at capacity.

We know we live in the inner city and expect visitors to our area, but there has to be a limit to its capacity to move such large crowds in and out of the area.

We have concerns at the erosion of the heritage fabric proposed by this application, the removal of existing openings, rooves and the installation of outdoor spaces next to peoples' homes.

In the acoustic report, the consultants state that the internal noise levels can be increased to 90dBA or 95dBA, provided noise reduction mechanisms are implemented.

In the acoustic report, the consultants state that the internal noise levels can be increased to 90dBA or 95dBA, provided noise reduction mechanisms are implemented.

This raises three questions, being:

1. Have the designs for noise reduction been audited? Given that these are very high noise levels, and close to residence bedrooms, we would expect that some independent audit be undertaken.
2. Can we be sure that the noise reduction works will be undertaken? We would expect that if the work proceeds that there be appropriate checking and testing by Council staff to ensure the works have been done.
3. Will the noise reduction solution, once it has been implemented, be properly tested and documented? As a minimum, we would expect that there be extensive testing of the solution to ensure that we can be assured that the solution actually works. We ask that the results be publicly available, and residents should be allowed to witness these tests and conduct independent measurements at the time of this testing.

It would appear that these new outdoor spaces and large staircases to access them will limit vehicles servicing the venue.

We urge Council to reject this application.

Yours sincerely,

Martin and Annie Crabb
83 Kent Street,
Millers Point, NSW, 2000
[REDACTED]
[REDACTED]

From: Gordon Cairns [REDACTED]
[REDACTED]
Sent on: Sunday, August 2, 2026 4:48:33 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
CC: Jane Cairns [REDACTED]; Karen Moses [REDACTED]
Subject: 23 Hickson Rd, Millers Point, New 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,

I refer to the proposed development by Markham Real Estate Partners Pty Ltd, reference # D/2026/626.

We are residents of Apartment 618, 19 Hickson Rd, Dawes Point, Sydney 2000.

As residents we are hugely supportive of the creation of the NSW Arts precinct, and are regular attendees at the Sydney Theatre Company, Bell Shakespeare Company and the Sydney Symphony. I also served on the board of Opera Australia.

We are also hugely supportive of the need to preserve Pier 8/9, "as one of Australia's most significant heritage buildings." We also agree with the proposal to encourage the activation of the wharf through compatible commercial, cultural and event uses, which in turn will underwrite the financial viability of the wharf.

What we do not agree with is the impact of the proposed gantries and the balcony on the norther facade. The assessment done by Curio, to justify these changes, ties itself in knots.

They acknowledge that the balcony "introduces a new external element to the northern facade, which is a highly prominent elevation of the building, which is both physically significant in its intact facade composition and highly visible within Sydney Harbour and to key public views". They also concede that the visual coherence of the wharf is one of its most compelling and significant attributes. And they reference the 2000 review which set a precedent on the adaptive use of the wharf as a landmark heritage conservation project. By their own admission the proposed changes alter the architectural coherence of the building. Page 61 of their report visibly demonstrates the extent of these alterations, which is significant.

In order to untie the knots they argue that the materials used and the design will have minor and acceptable impact on the heritage significance. This is not the substantive point, only an amelioration. With an even more spurious argument, they state that the proposed new elements are consistent with upgrades elsewhere in the precinct, but they fail to mention what and where.

We would strongly advocate for rejecting their proposals on the northern balcony and the gantries.

In addition to the above we have similar concerns on the plant room, which is described as "not visible or only minimally visible" from key public viewpoints. It can't be both! And again we would argue that the integrity of the roof line is an important architectural feature. The roof also has asbestos sheeting, and no mention is made of how this will be treated, in creating a plant room, and whether it is a health and safety issue in the building

Answers to all are important considerations before approval.

Finally Markham were successful in getting approval for boats to dock on the eastern side of the wharf. Where does this proposal stand in relation to that?

Your sincerely,
Gordon & Jane Cairns

From: Ashan Ponnusamy [REDACTED]
Sent on: Monday, August 3, 2026 3:28:40 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: MY FORMAL OBJECTION TO DA D/2026/626

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 would like to add 3 further dimensions to my objection.

- The plans call for a change to the roofline in a heritage protected building, which forms part of a heritage precinct. The heritage assessment has not provided an assessment of the whole precinct in the DA, which is mandatory for approving it.
- The DA proposes to dramatically change the balance of activity, and its timing, across the precinct. Again, the application provides no information on the significant change and its impact on the precinct, including, but not limited to, commercial activity; arts activity and access; residential access, and; precinct events
- Thirdly, the application proposes to use the existing grease trap facilities for the pier. At present, the sole restaurant volume is of the order of 100-1200 customers a week. Adding this capacity to the pier will multiple the grease trap requirement and the resulting trap clearing activities, further affecting my amenity. Currently the trap is cleared each quarter, and releases foul smelling sewer gas throughout the 21a building atrium (all levels)

Thank you for the consideration

Kind regards

Ashan

--

Director, Pakkt P/L ACN 086 055 272 ABN 6608 60 55272
Unit 302, 21A Hickson Rd Millers Point NSW 2000 Australia

[REDACTED]

--

NOTICE: This message contains private information intended only for the personal use of the addressee(s) named above. The contents are confidential & privileged and may not be distributed in any form to other parties. If you have received this message by mistake, you are hereby notified that you may not disseminate, copy or take any action in reliance on it.

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On 26 Jul 2026, at 7:35 pm, Ashan Ponnusamy [REDACTED] wrote:

<Ashan_Objection_Letter_D_2026_626.md.docx>

Kind regards

Ashan

--

Director, Pakkt P/L ACN 086 055 272 ABN 6608 60 55272
Unit 302, 21A Hickson Rd Millers Point NSW 2000 Australia

[REDACTED]

--

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