Attachment C

Submissions

From: Giovanni Cirillo [redacted] on behalf of Giovanni Cirillo [redacted] <Giovanni Cirillo [redacted]
Sent on: Tuesday, May 12, 2026 1:31:47 PM
To: dasubmissions@cityofsydney.nsw.gov.au; Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
CC: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Development Application D/2026/304 - Submission
Attachments: 11050-RPT-01.pdf (45.96 KB)

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Proposed Demolition and Excavation and New Construction at 420-424 Kent Street, Sydney (Development Application D/2026/304).

https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.track/SearchApplication.aspx?id=2670346

Dear Chris

I attach a submission with respect to this DA.

Please contact me if I can assist with anything further

Thanks,

Giovanni Cirillo
Adjunct Assoc. Prof. USYD.
Managing Director
Planning Lab
20-40 Meagher Street
CHIPPENDALE NSW 2008
p. [redacted]

11050-RPT-01

MPN
STRUCTURAL
DESIGN &
ENGINEERING

11 May 2026

MPN Group Pty Ltd
ABN. 20 001 568 878

PO Box 462
North Sydney
NSW 2059 Australia

T.

Clarence Street Holdings Pty Ltd

Attention: Mr David Khedoori | e:

Re: Proposed Demolition and Excavation and New Construction at 420-424 Kent Street, Sydney (Development Application D/2026/304) next door to Clarence House.

As your structural engineering design consultant for the recently completed redevelopment of Clarence House (279 Clarence Street & 426-430 Kent Street), you have asked us to recommend to you minimum requirements that the abovementioned neighbouring development must undertake during their proposed works, as may impact upon Clarence House.

Clarence House comprises 8 storey of carefully restored and upgraded to modern standards historic building. The exterior structure fabric is load-bearing face-brick, and the interior is timber columns, beams and joists. Atop this sits a new steel framed structure of 4 storeys. Clarence house has no basement below Kent Street level; its footings are founded nominally below Kent Street level along its northern boundary, and onto the Sydney sand-stone foundation material.

The neighbouring properties affected by D/2026/304 comprise a historic masonry chapel (used as a theatre, which will be retained) but the remaining 4-6 storey brick buildings will be demolished and the area beneath excavated into the sandstone bedrock for 2 carpark levels below Kent Street level. The new building will eventually be constructed to height matching Calrence House.

The new development does carry risks for Clarence House, at all three stages of the new development (demolition, excavation, and construction). The following advices outline activities and care that the developer and contractor for D/2026/304 should undertake to adequately safe-guard against damages to Clarence House. We would expect these to be some-how incorporated into Council's Consent Conditions, should they see fit to give consent to their proposal.

DEMOLITION PHASE:

1. Immediately prior to demolition commencing, a thorough Dilapidation survey of Clarence House is to be undertaken by the Developer's structural engineer and reporting with dated photographs of all pre-existing conditions for all floor, wall, façade, ceiling and roof surface-fabrics. Drainage/waste lines all to be inspected by camera to confirm condition and function. An electronic copy is to be made available to Clarence House, with adequate time ahead of demolition for its review and approval. Pre-existing cracks or structure defects are to be tagged and extents measured or crack-gauges added, as agreed.
2. Instal suitable system to monitor noise and vibration levels as experienced in Clarence House. Monitors to be set to agreed levels for the age, structure type and users of Clarence House. Monitors are to be installed at low-rise, mid-rise and high-rise levels of Clarence House. The noise and vibration monitoring system should have alert levels set such that prior to limits being reached, warnings are sent by SMS to relevant parties (including the Clarence House

representative). If the agreed noise or vibration limit is reached or breached all activity must stop immediately to assess activities and make suitable adjustments to those activities.
3. Provide Clarence House with dates and timings of demolition programme, highlighting any times or dates where demolition may be most intrusive (e.g. along the common boundary).
4. Minimise all dust created by demolition and disposal activities.
5. Submit Demolition Plan and Methodology for approval prior to commencement.

EXCAVATION PHASE:

1. Immediately prior to excavation and shoring works commencing, review pre-demolition Dilapidation survey report against post-demolition conditions. Provide report to Clarence House.
2. Submit excavation and shoring/retention plans and methodology to Clarence House for review and comment prior to commencement of excavation and shoring works.
3. Install settlement survey targets at NE, NW corners and at midpoint on boundary wall of Clarence House at Kent Street level. Monitor periodically (monthly) and submit a written report each month upon results of any vertical settlement or lateral translation.
4. Maintain abovementioned noise and vibration monitoring system and reporting / alerting during entire excavation phase.
5. Minimise all dust created by excavation and disposal activities.

CONSTRUCTION PHASE:

1. Immediately prior to construction works commencing, review pre-excavation Dilapidation survey report against post-excavation conditions. Provide report to Clarence House.
2. Submit architectural and structural details of construction details proposed along the common boundary with Clarence House for comment and approval. Construction methodology by the Contractor/sub-contractor to achieve these details also to be submitted for comment and approval by Clarence House.
3. Noise and vibration monitoring may cease at this point if mutually agreed, but at minimum Clarence House is to be notified prior to noisy activities (e.g. concrete pours).
4. At practical completion, conduct a final post-construction dilapidation survey and report of Clarence House building fabric and drainage/waste lines to close-out all items found in the initial pre-demolition dilapidation survey and report.

We trust the above information is adequate for your present purposes. Please contact us for any further assistance you may require.

Yours faithfully

MPN Group Pty Ltd

Viktor Mateffy
Director
BE(Hons), MEngSc, MIEAust
CPEng, NER(17240) DEP 0000291

Proud Member of: CONSULT AUSTRALIA Representing Engineering Excellence

From: Brendan O'Brien [redacted] on behalf of Brendan O'Brien [redacted] <Brendan O'Brien [redacted]
Sent on: Thursday, May 14, 2026 1:27:16 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [redacted] Philip Cox <[redacted] John Richardson [redacted]
Subject: Submission - D/2026/304 - 420 Kent Street SYDNEY NSW 2000 - Attention Christopher Ashworth
Attachments: Objection Letter 14 May 2025 re Neighbouring Development.pdf (333.38 KB)

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Dear Christopher,

We are the managing agents of 414 Kent Street, and on behalf of our clients, the building owners, we hereby lodge the attached objection letter on their behalf.

Please note that we have referenced the original DA in our letter and understand the letter we received from council (Your reference D/2026/304) states that the latest application is a renotification of the original DA.

Please advise of any queries.

Regards,

Brendan O'Brien
Managing Director

Laing+Simmons | Commercial

M [redacted]

[redacted]

Level 5, 75 Pitt Street, Sydney NSW 2000

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Laing+Simmons
Commercial
Level 5, 75 Pitt Street,
Sydney NSW 2000

14th May 2026

The General Manager
City of Sydney Council
Town Hall House
456 Kent Street
Sydney NSW 2000

RE: Objection to Development Application D/2018/1577 – 420 & 422-424 Kent Street and 275 & 277 Clarence Street, Sydney

Dear Sir/Madam,

We write to you as owners of the neighbouring building located at 414 Kent Street and we wish to formally object to Development Application D/2018/1577 concerning the proposed demolition, excavation and construction of a 19-storey hotel development at 420 & 422-424 Kent Street and 275 & 277 Clarence Street, Sydney.

While we acknowledge the applicant's attempts to revise aspects of the proposal, we remain deeply concerned that the scale, form and intensity of the development are inappropriate for this constrained site and will have an unacceptable impact on the surrounding streetscape, heritage character, neighbouring properties and public amenity.

Our objections are summarised as follows:

1. **Excessive Bulk and Overdevelopment**

The proposed tower represents an overdevelopment of the site. The building mass, height and cantilevered form are excessive relative to the narrow site dimensions and surrounding warehouse character of Kent and Clarence Streets.

The proposal attempts to maximise floor space at the expense of appropriate urban design outcomes and results in a visually dominant structure that is inconsistent with the established character of the area.

The proposed "micro-hotel" configuration, narrow floorplates and reduced internal dimensions further demonstrate that the development intensity exceeds what can reasonably be accommodated on the site.

2. **Unacceptable Heritage Impact**

The development will adversely impact the heritage significance and curtilage of the former St John's Church(1870) designed by William Munro, known as the Genesian Theatre.

Laing+Simmons Commercial Sydney Pty Ltd Trading as Laing+Simmons Commercial ACN 161 890 455

Despite amendments, the substantial cantilever above the heritage item continues to visually overwhelm the historic structure and diminishes its architectural prominence within the streetscape. The proposal fails to provide an appropriate visual separation between the new tower and the heritage building.

We are also concerned by the demolition of existing warehouse buildings which contribute to the character and historic rhythm of the Kent and Clarence Street precinct. The fact that 422-424 Kent Street (1907) and 277 Clarence Street (1907) are not listed does not diminish their Kent Street and Clarence Street streetscape heritage significance.

The removal of these two buildings would also diminish the heritage significance of surrounding listed buildings

The cumulative effect of these changes will erode the heritage integrity and special character of the locality. The heritage character of Kent and Clarence Streets should be retained.

3. Inappropriate Waiving of Planning Requirements

We strongly object to the proposed waiver of:

- the competitive design process requirements under Clause 6.21 of the Sydney LEP 2012; and
- the requirement for a site-specific development control plan under Clause 7.20.

These planning controls exist specifically for tall buildings within Central Sydney exceeding 55 metres in height.

The proposed development reaches 60 metres and clearly warrants the scrutiny and public benefit associated with a competitive design process. Waiving these requirements sets an undesirable precedent and undermines the strategic planning framework intended to ensure design excellence in Central Sydney.

4. Adverse Impacts on Streetscape and Public Domain

The proposal introduces an oversized tower form into a streetscape characterised by lower-scale masonry warehouse buildings.

The building's height, reduced setbacks and prominent signage zones will materially alter the visual character of the area and create an overly commercialised outcome inconsistent with the heritage setting.

The proposed through-site link is narrow, constrained and appears secondary to the commercial objectives of the development. It should not be relied upon as sufficient public benefit to justify the excessive scale of the project.

5. Traffic, Servicing and Pedestrian Impacts

The development will intensify activity within an already congested CBD precinct and create additional servicing, loading and pedestrian conflicts.

The reliance on a basement loading system accessed from Kent Street raises concerns regarding operational efficiency, delivery vehicle queuing and impacts on pedestrian safety.

The absence of on-site coach and guest drop-off facilities will inevitably increase pressure on surrounding kerbside areas and public streets.

6. Poor Amenity Outcomes

The proposed hotel rooms rely upon reduced floor-to-floor heights and constrained internal layouts that do not achieve acceptable standards of amenity or future adaptability.

The proposal prioritises development yield over occupant comfort and long-term building flexibility, contrary to the objectives of the Sydney Development Control Plan.

7. Precedent Concerns

Approval of this application would establish a concerning precedent for further over-scaled development within heritage-sensitive areas of Central Sydney.

The cumulative erosion of established character through excessive height, reduced setbacks and waived planning controls will diminish the unique identity of the precinct over time.

Conclusion

For the reasons outlined above, we respectfully request that Council refuse Development Application D/2018/1577.

Should Council be minded supporting redevelopment of the site, we submit that a significantly reduced and redesigned scheme should be required — one that genuinely respects the heritage context, complies fully with applicable planning controls and provides appropriate public benefit commensurate with the scale of development proposed.

We appreciate the opportunity to provide this submission and request that our objection be formally considered in the assessment of the application.

Yours faithfully,

Brendan O'Brien
Director
On behalf of Philip Cox AO and John Richardson
Thubbel Pty Limited and Barawood Pty Limited

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, July 21, 2026 11:45:57 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Sent: Tuesday, 21 July 2026 9:21 AM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

Hi admin,

Please register this as an objection and send an acknowledgement.

Thanks,
Chris

From: Annie Fong [redacted]
Sent: Tuesday, 21 July 2026 8:48 AM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

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Hi there,

I am writing to express my strong opposition to the proposed apartment redevelopment at 420 Kent Street.

This site holds immense cultural value for Sydney. Replacing a historic arts and cultural building with private apartments will have a negative impact on the community.

The recent eviction of the Divine Playhouse arts pop-up by the landlords demonstrate the the buildings' historic importance to the community as a religious landmark. By turning it into a private apartment will mean it is no longer accessible to the public that have strongly held views about its use as a public space with strong religious importance.

Sydney needs vibrant, accessible cultural venues, not more high-end apartments. I urge the Council to reject the residential redevelopment of 420 Kent Street and preserve it strictly for community, heritage, and artistic use.

Kind regards,
Annie

Note: No trees were killed in the sending of this message, but a large number of electrons were terribly inconvenienced.

From: [redacted] on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Thursday, July 16, 2026 12:43:57 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: Blake Wilson <[redacted]
Sent: Thursday, 16 July 2026 11:57 AM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

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Hello,

I am an artist living in the city of Sydney council area. I am writing to oppose the actions of the developers of 420 Kent Street which currently houses Divine Playhouse an LGBT+ artist run performance venue. The owner of the site is trying to evict the leaseholder Kat Dopper for showing “offensive material”. The offence being proudly queer in a building that was deconsecrated from being a church almost 100 years ago.

I find it incredibly hypocritical that they label the site as “an important part of the local heritage, highlighting the location’s historic role as a hub for creativity, performance, and cultural engagement” in the public art document (https://eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!!MTIzNDU2Nzg5MDEyta9W%2f36zjY9yQljqSrrvtw%3d%3dMd3xCMX304Y%3d&ext=PDF&filesize=39131836&modified=2026-03-18T22:44:02Z)
And then evict the lease holder for having a venue to show creativity and performance !! I highly doubt they will move forward holding creativity as a value when these are the actions they take.

The homophobic actions of the building owner should be considered while you assess the application to redevelop this site.

Sincerely,

Blake Wilson
They/He

From: [redacted] > on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Thursday, July 16, 2026 11:05:18 AM

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

Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: Bo Smith[redacted]
Sent: Wednesday, 15 July 2026 10:25 AM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

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Good morning;

My name is Bo and as a hospitality worker the closure of 420 Kent Street as an entertainment venue is highly concerning and I would like for the reader to consider a few view points.

It is within the financial interests of the local hospitality businesses that rely on event spaces like Pleasures Playhouse/Divine Playhouse to continue to operate as Sydney recovers from the financial and culturally reductive impact of both lockout laws and from COVID.

There would be a considerable negative impact on the ability for hospitality and business owners to be able to operate from the closure of 420 Kent Street as an entertainment venue as foot traffic is highly valuable and patrons from nearby events bring in a considerable profit for local businesses.

Additionally, bending the knee to protesters and current supporters of anti-lgbt groups who also have been well-known to frequently support acts of antisemitism in my honest opinion would set Australia back further from social cohesion.

Please actually look into the people who have been protesting and what they comment online because it has been genuinely worrying the lengths they have gone to pick apart and harss those that disagree with their actions and also are of faith.

Kindest regards,

Bo S.

From: [redacted] on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Thursday, July 16, 2026 12:26:09 PM

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

Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: Brooke Brady [redacted]
Sent: Wednesday, 15 July 2026 6:44 PM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

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Sent from my iPhone

This email and any files transmitted with it may contain confidential information. If you believe you have received this email or any of its contents in error, please notify me immediately by return email and destroy this email. Do not use, disseminate, forward, print or copy any contents of an email received in error.

I wish to make a submission regarding DA D/2026/304 at 420 Kent Street.

This building has a long history as a theatre and cultural hub that predates its current ownership. Over many

years it has provided an accessible home for performance, independent arts and community gathering,

contributing to Sydney's cultural life in ways that extend beyond its heritage fabric. In considering this

application under section 4.15 of the Environmental Planning and Assessment Act, I ask Council to recognise

the site's demonstrated value as cultural infrastructure, not just as a heritage building.

As a member of Sydney's LGBT community, I also want to acknowledge the brief time Divine Playhouse

operated from the site. It was one of the few places where I genuinely felt seen, safe and valued. The

termination of Divine Playhouse's lease only one week after opening is therefore extremely concerning.

Whatever the commercial circumstances, it raises a legitimate planning question about how any ongoing

cultural or community benefits associated with this site can be relied upon if there is no mechanism to

secure them.

Independent and queer cultural venues are increasingly scarce in the city, and this site has demonstrated its

value as affordable cultural infrastructure supporting diverse artistic and community activity. I respectfully

ask Council to consider whether this development should include conditions that secure an ongoing arts,

performance or other creative use within the retained heritage building, rather than leaving those outcomes

uncertain.

Retaining the heritage building is important, but its significance has also been shaped by the communities,

artists and audiences who have brought it to life over many decades. I ask Council to consider whether the

proposed custodians of this site will provide a stable and enduring home for independent arts and queer

cultural expression, and whether appropriate planning conditions are needed to protect that public benefit.

Thank you for considering my submission.

Dr Brooke Brady

From: [redacted] on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Thursday, July 16, 2026 11:05:03 AM

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

Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: Caitlin McGregor [redacted]
Sent: Wednesday, 15 July 2026 6:37 PM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

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Hi Christopher,

As a member of this community, I would strongly suggest the opposition of this development.

In light of how they have handled the treatment of Divine Playhouse - with heavy handed lawyers, non-personal brutish behaviour and a general dismissal of the care this city - I suggest you deny application.

Revelop are clearly not interested in this cities culture, commmunity or the people that make it great.

They are only interested in money, wealthy people and themselves.

This development has nothing to offer our city.
Deny it.

Thank you.
Caitlin McGregor

From: [redacted] on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Thursday, July 16, 2026 12:40:46 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Submission re: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: Dan Codyre-Vianez [redacted]
Sent: Thursday, 16 July 2026 11:00 AM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Submission re: D/2026/304 - 420 Kent Street SYDNEY 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.

Submission re: Development Application Site: 420 Kent Street, 422–424 Kent Street and 275–277 Clarence Street, Sydney NSW 2000 **Application reference:** D/2026/304 **Submitted by:** Daniel Codyre-Vianez, Sydney arts and creative industry professional **Date:** 16 July 2026

Introduction and standing

I am writing to raise objections to the above development application, currently on public exhibition with the City of Sydney.

I make this submission in my personal capacity, as a Sydney-based brand and creative strategist working across the city's arts, culture, and hospitality sectors, and as a member of the broader community with a direct interest in the future of Sydney's cultural and heritage infrastructure. For transparency: my studio was engaged to develop the brand identity for Divine Playhouse, the venue most recently operating from 420 Kent Street. I make this submission independently, in my own capacity as an industry professional and community member, and not on behalf of that venue, its operators, or any party to the current tenancy dispute concerning the building, which is a separate matter properly dealt with in other forums.

My professional background gives me relevant, informed insight into the value of adaptive heritage reuse for the city's cultural sector, and into the practical realities of activating heritage buildings for genuine public and community benefit — insight I believe is directly relevant to the Council's assessment of this application's heritage and public-interest claims.

Summary of objections

1. The application's heritage justification for retaining 420 Kent Street is undermined by its failure to secure or condition any continuing cultural, community, or publicly accessible use of the building.
2. The proposed demolition of 422–424 Kent Street, understood to carry a heritage listing (item I2276), represents an unacceptable loss of heritage fabric that has not been adequately justified.
3. The scale, height, and cantilever form of the proposed 16-storey tower risks overwhelming the heritage curtilage and visual setting of the retained church building.
4. The application's stated public-interest and cultural-heritage rationale is inconsistent with the applicant's concurrent conduct in respect of the building's current cultural tenancy.
5. The loss of one of inner Sydney's few remaining grassroots, community-scaled cultural and performance venues represents a public-interest cost that has not been weighed in the application's planning merit assessment.

Detailed grounds

1. Heritage retention without secured future use

The application proposes to retain 420 Kent Street on heritage grounds, while explicitly deferring the building's future fitout, use, and operation to "a separate future application." This sequencing is a significant planning concern. Heritage retention is not an end in itself — the value of a heritage building to the public is substantially a function of how it continues to be used and experienced. A consent that locks in the demolition of the surrounding site and a 16-storey tower, while leaving the retained heritage building's future use entirely undetermined, creates a real risk that the building sits vacant, under-activated, or is ultimately repurposed in a manner inconsistent with the heritage and public-benefit values used to justify this application in the first place.

This building has a continuous 150-plus year history of public assembly use — as a church from 1868, as the first Matthew Talbot Hostel for homeless and friendless men from 1938–1952, as the Genesian Theatre from 1952, and most recently as a live cultural and performance venue operating under approved development consent and supported by a Create NSW grant. That continuity of public, communal use is itself part of the building's heritage and social significance, not merely its physical fabric. I submit that consent should not be granted for the demolition and tower component of this application without binding conditions requiring that any future use of 420 Kent Street maintain genuine public accessibility and active cultural or community use, consistent with the building's documented history.

2. Heritage impact on 422–424 Kent Street

Publicly available heritage assessment material associated with this site references a heritage listing — "House warehouse including interiors," item I2276 — which appears to relate to 422–424 Kent Street, one of the buildings proposed for demolition under this application. If this listing is confirmed as applying to a building proposed for demolition, this represents a further, independent heritage ground for objection, and the application's heritage impact statement should be required to justify this loss specifically, rather than treating the building as an undistinguished "warehouse" to be cleared for the tower footprint.

3. Bulk, scale, and curtilage impact

Prior iterations of development on this site (2017 and 2019 consents) were subject to amendment specifically because the proposed built form and cantilever were considered to overwhelm the curtilage of the heritage-listed church building. I note the current application should be assessed with the same scrutiny. A 16-storey, 54.76m tower directly adjoining a single-storey sandstone church building, connected only by a 7.5m setback, represents a substantial visual and physical dominance of the heritage item by the new development. The application's heritage impact assessment should be required to demonstrate, with reference to verified sightlines and shadow diagrams, that the retained church's visual prominence, solar access, and setting are genuinely protected rather than merely nominally preserved.

4. Consistency between the application's stated rationale and recent, publicly reported conduct

This application relies on the heritage and adaptive-reuse value of 420 Kent Street as a central justification for the broader redevelopment of the site. I submit that the Council is entitled to consider whether this rationale is being realised in practice, in light of matters that have been extensively and publicly reported over recent weeks. Public reporting has covered the recent operation of 420 Kent Street as a licensed cultural and performance venue under Council development consent and Create NSW grant funding, and a subsequent dispute between the site's owner and that venue's operator, including a contested notice alleging breach of contract and the venue's closure pending resolution — a matter reportedly significant enough to prompt public comment from the NSW Premier and a state government funding review.

I raise this not to invite Council into a private contractual dispute, which is properly a matter for other forums, but because it bears directly on the credibility of the application's stated public-interest and heritage-activation rationale: if the retained building's most recent period of genuine cultural activation has

ended in dispute and closure rather than continuity, Council should treat the application's heritage-activation rationale with appropriate caution, and should consider conditions that would bind future use of the retained building to genuine public and cultural benefit, irrespective of any particular tenant or operator.

5. Loss of cultural and community infrastructure

Sydney's Central Business District has seen a well-documented decline in independent, community-scaled cultural and performance venues over the past decade — a trend I encounter regularly in my professional work with the city's arts, culture, and hospitality sectors. The recent use of 420 Kent Street, supported by a $100,000 Create NSW grant and substantial private investment in the building's restoration, represents precisely the kind of grassroots cultural infrastructure that state and local cultural policy (including the City of Sydney's own night-time economy and cultural strategies) seeks to protect and encourage. I submit this is a relevant planning consideration, and that any consent granted should include conditions favouring continuity of cultural, creative, or community use of the retained heritage building over purely commercial or residential-support uses (such as generic retail or additional residential amenity) in any future application.

Requested outcome

I respectfully request that Council:

1. Not grant consent for the demolition and tower components of this application until binding conditions are imposed requiring genuine, ongoing public and cultural use of the retained 420 Kent Street building;
2. Require the applicant to provide a clear commitment, or a mechanism enforceable by consent condition, ensuring the future use application for 420 Kent Street prioritises cultural, creative, or community use consistent with the building's documented heritage significance;
3. Require further, specific justification for the demolition of any heritage-listed fabric on the balance of the site, including 422–424 Kent Street if the I2276 listing is confirmed as applicable and unresolved by prior consents;
4. Require updated, verified heritage impact material addressing visual dominance, curtilage, and setting impacts of the proposed tower on the retained church building.

I am happy to provide further information relevant to my professional perspective on heritage activation and cultural infrastructure if that would assist Council's assessment.

Dan Codyre-Vianez

DAN CODYRE-VIANEZ (he/him)
Founder/Creative Director

STUDIO CODYRE·VIANEZ
studiocodyrevianez.com.au
@studiocodyrevianez

From: [redacted] on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Friday, July 17, 2026 11:50:50 AM

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

Subject: FW: Objection to Development Application D/2026/304. Site: 275 & 277 Clarence Street / 420 & 422–424 Kent Street, Sydney NSW 2000

From: Dean Francis [redacted]
Sent: Thursday, 16 July 2026 6:38 PM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Objection to Development Application D/2026/304. Site: 275 & 277 Clarence Street / 420 & 422–424 Kent Street, Sydney NSW 2000

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Dear Mr Ashworth,

I am writing to formally object to Development Application D/2026/304, lodged by Revelop for the demolition of all structures on the above site (excluding the Genesian Theatre building), and construction of a sixteen-storey mixed-use tower comprising 25 residential apartments, a food and drink tenancy, indoor recreation tenancy, basement parking and a pedestrian through-site link.

I note the formal exhibition period for this application had closed. I ask that this submission nonetheless be accepted and considered, given the scale of public interest the application has since attracted.

1. Scale and character impact
A sixteen-storey tower on this site represents a substantial and disproportionate increase in bulk and scale relative to the surrounding low-to-mid-rise heritage fabric of this part of the CBD. The application proposes retaining only the shell of the Genesian Theatre while demolishing everything around it — a form of "facadism" that nominally preserves a heritage asset while stripping it of the context, scale relationship and surrounding built fabric that give it meaning. Adaptive reuse should not be treated as a box-ticking exercise that allows wholesale demolition of everything else on a site.

2. Loss of cultural and performance space**
420 Kent Street has operated as a theatre for approximately seventy years and, since deconsecration decades ago, has had no religious function. It currently houses Divine Playhouse, one of the few remaining independent performing arts venues in the Sydney CBD. Sydney has lost a significant number of live music venues, theatres and independent cultural spaces over the past decade. Approval of this application, without binding, enforceable conditions guaranteeing the ongoing operation of the theatre as a genuine, functioning performance venue (not merely a retained façade or a repurposed commercial shell), would compound that loss.

3. Social impact and the applicant's conduct as landlord (s4.15(1)(b) EP&A Act)
Under section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the consent authority is required to consider the social impact of a development in its locality. I ask the City to take into account, as a matter of social impact, Revelop's recent conduct as landlord of this same site: reports indicate that Divine Playhouse, a lawfully operating arts venue at 420 Kent Street, was forced to close within days of opening following a pressure campaign from a small group of objectors opposed to its association with the LGBTQIA+ community. Revelop's apparent willingness to let a lawful tenant be driven out under external pressure, rather than defend its tenant's lawful right to operate, is directly relevant to whether the City should have confidence that Revelop — as the future landlord of a mixed-use development including a "retained" theatre — will act as a responsible steward of that cultural space, or treat it as a compliance

formality to be discarded under pressure. A development consent that relies on Revelop's goodwill to protect the ongoing cultural function of the theatre is not a sound basis for approval, given this history.

4. Request
I ask the City to:
- refuse consent in its current form, or
- if consent is contemplated, impose binding conditions requiring the ongoing operation of the Genesian Theatre building as a genuine performance/arts venue, with enforceable protections against de facto closure via lease non-renewal, rent increases, or "adaptive reuse" that removes its performance function; and
- require independent oversight of the applicant's compliance with any such conditions, given the applicant's recent record with the existing tenant of this site.

Yours Sincerely

Dean Francis
1/44 Buckingham Street
Surry Hills NSW 2010

[redacted]
IG: bodyblowthemovie
https://bodyblowthemovie.com
https://jjsplice.com

From: [redacted] on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Friday, July 17, 2026 8:58:02 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: James Nowiczewski [redacted]
Sent: Thursday, 16 July 2026 4:03 PM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

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Given the current actions of the applicant in regards to the Divine Theatre tenancy, I feel that this application should be denied as they are not considerate of providing community facilities on an equal basis.

James Nowiczewski
Location Sound Specialist
[redacted]
http://novalocationsound.com.au/
Pronouns he/him
https://www.mypronouns.org/he-him

From: [redacted] on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Thursday, July 16, 2026 12:30:12 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: James Hortle [redacted]
Sent: Wednesday, 15 July 2026 10:48 PM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY 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.

Hi,

I want to note my opposition to this development.

What's the point of tearing down a theatre and creative space to bung up yet another soulless hotel?

If there are no creative or arts spaces in the city, why should people bother to stay at all?

Not only is the proposed development at odds with the character of the area, it would obliterate an important part of Sydney's cultural fabric and architectural heritage. The site should continue to be used as a cultural space, providing an actual reason to visit the city and providing much needed cultural offerings for a city that continues to be dampened post-lockout laws and post-COVID.

Respectfully against the development,
James Hortle

Post code: 515 Kent Street, Sydney, 2000

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, June 9, 2026 11:07:38 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Objection - D/2026/304, No. 420 & Nos. 422-424 Kent Street and Nos. 275-277 Clarence Street, Sydney

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From: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Sent: Tuesday, 9 June 2026 9:42 AM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: FW: Objection - D/2026/304, No. 420 & Nos. 422-424 Kent Street and Nos. 275-277 Clarence Street, Sydney

Hi,

Can you please register this submission and issue the submitter an acknowledgement?

Thanks,
Chris

From: Matthew Skiffington <[redacted]
Sent: Friday, 5 June 2026 11:47 AM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Objection - D/2026/304, No. 420 & Nos. 422-424 Kent Street and Nos. 275-277 Clarence Street, Sydney

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

Hello,

I object to this development as it will have a significantly negative impact on the heritage character of the surrounding area. The development will harm the streetscape and be out of place with the retained Genesian Theatre building and other historic buildings in the area, for example 222 Clarence St. Sydney CBD has a limited number of historic buildings left, and these buildings contribute significantly to the charm and character of the area. This development proposal would enable the erosion of these qualities - there is no proposal to even retain the facades of any of the buildings under consideration, such as 277 Kent St.

As noted in the State of Heritage Impact report, the area was previously an early warehousing area in Sydney. I disagree with the heritage impact report describing the existing facades as "low value" and note the development is considered part of the York Street Special Character area. It is obvious from considering the neighbouring buildings, such as 426 Kent St (heritage listed), that this area has historical and cultural significance that would be impacted by demolition of the 424 Kent St. This application downplays the contribution of the non-listed warehouse buildings in the application.

The application is also trying to leverage the fact that previous high rise applications in the area were approved (" the scale of the building is dwarfed by its neighbours"..), as opposed to demonstrating that this development leads to the best possible heritage outcome. This also ignores where the building is of a similar scale to the building*directly opposite* (222 Clarence St). It does not offer solutions for retaining the contributions to the streetscape made by buildings like 227 Clarence St. The application attempts to focus on elements of the building that have changed (like the upper fenestration) without acknowledging the contribution of the building as a whole to the streetscape and character of the area.

By erasing the local historical context, the proposal development would clash with the character of the St John Church, now used as Gentian Theatre and would harm the contribution this building makes to the character of the surrounding streetscape. Table 2 in the State of Heritage Impact demonstrates that a number of listed heritage buildings are in the area, which the proposed development would clash with, and which the existing buildings align with in character and context. The nature of the historical context is not binary - although the buildings proposed for demolition may not match the exact historical context of the listed heritage buildings, the proposed development would represent a much greater deviation from this context. The existing buildings contribute to the warehouse character of Kent and Clarence Street. The collective impact of these buildings make up the character of this part of the CBD.

Loosely replicating the warehouse style of the former buildings via architectural motifs is not the same as simply designing an innovative development that integrates the existing character of the buildings involved in the application without complete demolition, nor is it the same as the original warehouses of the area. Additionally, while the Genesian Theatre's existing neighbour on 422 Kent St is of a similar scale, the new 16 story development replacing 422 will damage the heritage significance of the Genesian Theatre by fundamentally changing the local / spatial context of the building (indeed, completely overwhelming it).

Weight should be given to conserving existing historic buildings, even when not individually heritage listing, to prevent further cumulative loss of character to Sydney's distinctive CBD.

I request that the City of Sydney council perform further heritage assessment and consider amendments to reduce these impacts, consider whether the proposal is consistent with the heritage objectives of the Sydney LEP 2012, the character objectives of the York/Clarence/Kent Street Special Character Area and whether a smaller scale development or retention of existing buildings could enable a better heritage outcome.

Kind regards,

Matthew Skiffington
[redacted]

From: Schatzi Muller [redacted]

Sent on: Thursday, July 16, 2026 12:11:21 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Schatzi Muller [redacted]

Subject: Submission — DA D/2026/304 — 420 Kent Street — Cultural Use Condition Request

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

Dear City of Sydney Assessment Team,

I am writing to make a submission regarding Development Application D/2026/304 currently before the City of Sydney for the site at 420–424 Kent Street and 275–277 Clarence Street, Sydney.

I wish to state at the outset that I support the retention of 420 Kent Street — the former Genesian Theatre — as proposed in the DA. The preservation of this historically significant building, which has served Sydney's communities in various capacities since the 1860s, is welcome and appropriate. My submission does not seek to oppose the development outright.

However I write with serious concern about one critical omission in the current proposal: the DA stops short of locking in a cultural or performance use for 420 Kent Street, deferring the question of fitout, use and operation to a separate future application. I respectfully but strongly request that any approval of this DA include a condition requiring that 420 Kent Street be used and maintained as a performance, cultural, or community arts venue.

My reasons are as follows:

The building's cultural history demands protection 420 Kent Street has operated as a performance venue since 1932 — nearly a century of unbroken cultural use. The Genesian Theatre Company, one of Australia's oldest amateur theatre companies, called it home for decades. That cultural legacy is inseparable from the building's identity and heritage significance. To retain the building's physical form while leaving its cultural use unprotected would be to preserve the shell while discarding the substance.

Sydney's live performance sector is in crisis Sydney has lost an alarming number of independent live performance venues, music venues and community arts spaces in recent decades. The City of Sydney's own cultural policies recognise the critical importance of protecting and growing the city's cultural infrastructure. The 2019 approval for this site explicitly included a refurbished performance venue. There is no planning justification for stepping back from that commitment in the current proposal.

The current tenant demonstrates genuine community need Divine Playhouse, which opened at 420 Kent Street in July 2026, represents precisely the kind of independent, inclusive, community-oriented arts venue Sydney desperately needs. That it attracted significant community support — and significant community opposition from a small number of religious objectors — on the basis of its inclusive programming for LGBTQIA+ audiences and artists demonstrates both its cultural value and the vulnerability of such spaces to organised pressure campaigns.

I wish to note clearly that opposition from religious groups to the lawful arts programming of a tenant is not a valid planning consideration. The building has not functioned as a church since the early twentieth century. Its current use as an inclusive arts venue is entirely lawful, consistent with its long cultural history, and deserving of protection — not exposure to veto by vocal minorities.

My request to the City of Sydney: I ask that any approval of DA D/2026/304 include a condition of consent requiring that 420 Kent Street be used as a performance, cultural, or community arts venue, and that this condition be secured prior to any works commencing on the balance of the site. I further ask that the City of Sydney note community concern about the precarity of the current tenant's position and the importance of ensuring that the cultural use of this building is not silently extinguished through developer inaction between approvals.

Yours sincerely,

Schatzi Muller

[redacted]

From: [redacted] on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Thursday, July 16, 2026 12:37:12 PM

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

Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: Sebastian Kümmel [redacted]
Sent: Thursday, 16 July 2026 7:13 AM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY 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.

Submission Objecting to Development Application

To the City of Sydney,

I wish to object to the proposed redevelopment of the former St John's Church site into residential apartments.

While Sydney undoubtedly needs more housing, not every site is appropriate for residential redevelopment. This proposal represents the permanent loss of a unique cultural and heritage asset in the heart of the CBD and is inconsistent with broader strategic planning objectives that seek to support a vibrant, diverse and culturally active city.

The building has not functioned as a church for almost a century. Since its deconsecration it has evolved into a recognised performance and cultural venue, most notably as the long-term home of the Genesian Theatre and, most recently, as Divine Playhouse. This demonstrates that the building remains capable of serving an important public purpose as a cultural venue rather than becoming another private residential development. (Daily Telegraph)

My concerns are as follows:

1. Permanent loss of cultural infrastructure

Sydney continues to experience the loss of independent theatres, live music venues and affordable creative spaces. Once converted into residential apartments, this opportunity can never realistically be recovered. Cultural infrastructure is as important to a liveable city as housing, and planning decisions should recognise that balance.

2. Public benefit versus private benefit

The proposal replaces a building capable of serving thousands of members of the public with housing that benefits a comparatively small number of private owners. In a CBD already experiencing pressure on arts and cultural spaces, this represents a poor public outcome.

3. Strategic planning objectives

The City of Sydney has consistently promoted a 24-hour economy, creative industries and cultural activation of the CBD. Removing an established performance venue appears inconsistent with these objectives and risks further eroding Sydney's cultural diversity.

4. Heritage significance

Regardless of religious use, the building has significant historical and architectural value. Any redevelopment should prioritise the conservation of its heritage fabric and its ongoing public accessibility. Adaptive reuse that retains cultural and community functions should be preferred over residential conversion.

5. Residential land use conflicts

Introducing permanent residential accommodation into a location with established nightlife, entertainment and hospitality activities risks future land-use conflict. New residents may reasonably expect quieter surroundings, potentially resulting in complaints about existing venues and further pressure on Sydney's night-time economy.

Finally, while the recent closure of Divine Playhouse has attracted considerable public attention, it also highlights that there is strong community demand for unique cultural venues within the CBD. Reports indicated the venue was intended to support over 1,500 artists, performers and creative workers during its operation. Rather than approving a residential conversion, Council should carefully consider whether this site is better retained as an important cultural asset for the city.

For these reasons, I respectfully request that the City of Sydney refuse this development application or require the applicant to pursue an adaptive reuse outcome that retains meaningful public, cultural and community uses within the building.

Best Regards,
Sebastian Kuemmel

110 Epsom Road
Zetland, 2017

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Thursday, July 16, 2026 5:18:03 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

From: Selena Shannon [redacted]
Sent: Thursday, 16 July 2026 3:05 PM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

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

Dear City of Sydney,

I am writing about Revelop's Clarence St development proposal, and am asking you to consider whether this property developer is the right fit for our CBD.

As a company that stands to profit immensely from the people in the City of Sydney community, I believe it should be expected to demonstrate its support for that community, in particular the queer community, local artists, and people who participate in our fragile nighttime economy. These are all things which property developers stand to profit from by association, because these aspects of our city make Sydney worth living in and visiting. Because of its choice to end the lease of Divine Playhouse in the Sydney CBD, I do not believe Revelop has earned the privilege to profit from these communities.

Divine Playhouse was going to enrich our nighttime economy, serve its community and platform the artists and musicians who give Sydney the cultural clout it needs to be a destination city. By aligning itself with bad-faith fringe protest groups rather than giving the venue's organisers an opportunity to make reasonable adjustments to minimise offence (which they had already demonstrated a willingness to do), it showed a disinterest in supporting local arts and culture.

I visited this venue last weekend and was thrilled to experience a new and exciting edition to a CBD whose nighttime economy has historically been neutered by powerful landlords with total disregard for the authentic cultural attractions which make Sydney worth living in. I am profoundly disappointed at yet another property developer dictating when and how communities come together in this city, with only their bottom dollar in mind. Particularly regarding government funded initiatives. We did not vote these developers into power.

I hope you will take their actions into consideration when assessing this development proposal.

Kind regards,
Selena

From: [redacted] on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Friday, July 17, 2026 9:10:31 AM

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

Subject: FW: Query: D/2026/304 - 420 Kent Street SYDNEY NSW 2000

-----Original Message-----
From: Tania Ma[redacted]
Sent: Thursday, 16 July 2026 4:26 PM
To: Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>
Subject: Query: D/2026/304 - 420 Kent Street SYDNEY 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.

Keep Divine Playhouse open, support local musicians and performers and don’t be homophobic in a secular country.