Attachment G

Submissions – Part 1

From: Ying Yang [redacted]

Sent on: Sunday, June 14, 2026 12:56:12 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 a resident of the Pyrmont precinct and wish to comment on Development Application D/2026/513.

While I acknowledge the strategic importance of housing delivery and urban renewal within Pyrmont, I have concerns regarding the adequacy of the assessment provided for this proposal and its potential impacts on the wider residential community.

Firstly, the application appears to focus primarily on immediately adjoining properties and streets directly surrounding the site. However, limited consideration appears to have been given to impacts on the broader surrounding residential neighbourhood, including nearby residents of Cadigal Avenue and the wider Jacksons Landing precinct. Given the significant height and scale of the proposed tower, impacts should not be assessed solely in relation to properties located on Saunders Street.

Secondly, the documentation provides extensive analysis of amenity outcomes for future occupants of the proposed development, including solar access, residential amenity and communal open space. However, there appears to be limited assessment of the visual and amenity impacts on existing residents. In particular, the application does not clearly demonstrate the extent of view loss, visual intrusion and changes to residential amenity experienced by neighbouring residential buildings located beyond the immediate site boundary.

I am also concerned about the overall bulk and scale of the proposed building. While the tower is described as a slender form, its height and visual prominence will significantly alter the character of this part of Pyrmont. Greater consideration should be given to whether the overall massing and tower form can be further refined to reduce impacts on surrounding residents.

In addition, the proposal includes extensive glazing and metallic facade materials. Further information should be provided regarding potential glare and reflectivity impacts on nearby residential properties, public spaces and road users, particularly given the site’s prominent location adjacent to Wattle Street, the light rail corridor and the Anzac Bridge approach.

The application should also provide greater confidence regarding wind impacts generated by a tower of this scale. Given the site's location within a major transport corridor and an already wind-affected environment, further consideration should be given to impacts on surrounding residential buildings, pedestrian comfort and public spaces.

Finally, I am concerned that the traffic assessment appears to consider this development largely in isolation. Pyrmont is currently undergoing significant transformation, including the new Sydney Fish Market, Blackwattle Bay redevelopment, Harbourside redevelopment and other planned residential projects. The cumulative impact of these developments on local transport infrastructure, light rail capacity, road congestion, parking demand and intersection performance should be more thoroughly assessed.

Many local roads within Pyrmont already experience congestion due to their constrained layout and limited access points. Residents are increasingly reliant on transport infrastructure that is already under pressure. The application should therefore demonstrate how the broader cumulative impacts of growth across the Pyrmont Peninsula have been considered, rather than focusing solely on the impacts of this development in isolation.

I respectfully request that these matters be carefully considered before any determination is made on this application.

Thanks and regards
Sunny

From: BC [redacted]
Sent on: Monday, June 15, 2026 7:09:49 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

B Quek/J Luo
1203/8 Distillery Dr
Pyrmont

Sent from Yahoo Mail for iPhone

From: davidzaoui [redacted]

Sent on: Monday, June 15, 2026 2:47:36 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission: Objection / Formal Community Comment - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: 20260615_142847.jpg (3.47 MB), 20260615_142840.jpg (3.6 MB), 20260615_142829.jpg (4.2 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.

To: The City of Sydney Council - The Assessing Officer - Shannon Rickersey,

Submission Type: Objection / Formal Community Comment

Subject: Objection to Proposed Building Height for D/2026/513 (26-38 Saunders Street, Pyrmont)

I am writing to formally lodge my objection regarding the development application - D/2026/513 at 26-38 Saunders Street, Pyrmont.

While I recognise the strategic intent to increase density near infrastructure hubs, the proposed building height represents an excessive overdevelopment that is entirely incompatible with the existing context and established height restrictions of the local area.

1. Excessive Height and Visual Incongruity

The core basis of this objection is the extreme vertical scale of the proposal. As demonstrated clearly in the City of Sydney's physical development model (as captured in the attached photos, where the proposal is highlighted in stark white), the building creates an unprecedented and disruptive pinnacle in the Pyrmont skyline.

- Visual Disruption: The white model of attached images of the building illustrates that the proposed tower rises significantly higher than any surrounding residential blocks, townhouses, or mid-rise complexes in the immediate vicinity. It fails to transition gracefully into the existing topography or established urban fabric.

- Lack of Step-Down: Rather than acting as a harmonious addition, the tower acts as an isolated, overwhelming monolith that completely disregards the low-to-medium-rise human scale of Saunders Street and the surrounding Jacksons Landing pocket.

2. Violation of Local Character and Height Controls

The current zoning and surrounding planning controls have historically preserved a distinct maritime and cliffside scale for Pyrmont. Granting a variation of this magnitude sets an adverse planning precedent. The scale shown in the model indicates a total departure from the reasonable expectations of local residents who rely on local environmental plans (LEPs) and development control plans (DCPs) to regulate density fairly.

3. Adverse Amenity Impacts

An excessive height of this magnitude will result in severe environmental impacts on adjacent properties:

- Overshadowing: A tower of this scale will cast massive, fast-moving shadows across Saunders Street, nearby public reserves, and adjacent low-rise residential terraces, drastically reducing solar access.

- Loss of Privacy & Visual Bulk: The tower will cause significant visual encroachment and a loss of privacy for thousands of neighbouring apartments that sit well below its vertical sightlines.

Requested Outcome: I strongly urge the Council to reject the current height profile of the application. The applicant should be instructed to substantially reduce the height to align strictly with the established height restrictions and the overarching low-to-medium rise scale of the surrounding Pyrmont precinct.

Thank you for considering this submission. I trust Council will prioritise the preservation of Pyrmont's unique urban character over excessive and unsympathetic vertical expansion.

Sincerely,

David Zaoui
[redacted]
1303/45 Bowman Street
Pyrmont NSW 2009


Global




PRELIMINARY DRAWING
THE GATEHOUSE
STREET
CADIGAL AVE

From: Craig Mckay [redacted]

Sent on: Monday, June 15, 2026 3:31:10 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

This building height is completely ridiculous to the local landscape
Which will cause a pile on affect for other proposals to follow
I've lived in Pyrmont since 1995 and it's literally been a work site for 30 years
How about we give the people of Pyrmont a break from the never ending jackhammers, trucks, dust and constant noise from construction
Help, we are sick of this
Sent from my iPhone

From: Andrew Haselgrove [redacted]

Sent on: Monday, June 15, 2026 3:44:55 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 the height of the proposed development. It should be brought in line with existing buildings in the area so as not to ruin the general appeal of the area.

From: Joshua Lau [redacted]

Sent on: Monday, June 15, 2026 3:59:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Team,

Hope you are well.

I'm writing to put forward my objection to the development application D/2026/513 for the proposed housing project at 26-38 Saunders Street.

While I support sensible development in our area, the current plans pose a few major issues for the neighbourhood:

- Height and character: The proposed building height doesn't fit in with the existing look and feel of the surrounding streets. It is far too tall compared to the neighbouring buildings and will disrupt our local streetscape.
- Overshadowing: Because of the excessive height, the structure is going to cast significant shadows over nearby homes and community spaces, cutting off natural sunlight for residents.
- Traffic issues: Saunders Street and the surrounding Pyrmont area already deal with heavy traffic. Adding this development will make congestion worse, creating bottlenecks and safety issues during both the construction phase and once people move in.

I hope the Council takes these points into consideration and asks the developers to substantially scale down the project to better fit our community.

Thanks.

Josh

Get Outlook for Android

From: rafajacobsen [redacted]

Sent on: Monday, June 15, 2026 4:03:51 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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,

This massive project and height, goes really out of character for the neighbourhood.

Although with the new metro, some changes and development are expected, such a high-rise likr this will limit solar acess for the street and park pockets around, also dwarfing the townhouses of the neighbourhood and the current building heights.

Sydney has places that could do much better with this development, having this going forward, feels like the city of Sydney is governing for developers and not the citizens and voters.

Regards

Rafa Jacobsen
Sent from my iPhone

From: Darren Wathen [redacted]

Sent on: Monday, June 15, 2026 5:16:33 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

As a resident of 104 Miller St Pyrmont I wish to raise concerns about this DA.

1. The traffic on the Steelers bounded by Harris St, Pyrmont Bridge Rd, Miller St and Bank St are already at capacity. Adding this new tower on Saunders St that will need to feed on to Miller St and Bank St will cause gridlock. What are the councils plans to deal with this?

I note that the old Fish Markets development has flagged the removal of the right turn from Bank St onto the Anzac Bridge. As it is also comprising a 100m tower, the traffic will overwhelm the only route into Anzac Bridge which is via Pyrmont Bridge Rd. All cars will have to travel through very high pedestrian zones and cycle ways, creating increased risk and possible serious injury.

2. The shadows cast by this massive development will cause living standard issues to residents in Saunders St, Miller St and Jones St from midday onwards. This alone should raise questions with council on the impact of the development.

3. This development, along with the tower at old Fish Markets will not only cause traffic issues, it will also place the current light rail, currently running near capacity during peak hours. What is the council and states plan to mitigate this problem?

4. Are there plans to increase the availability of child care centres, primary schools and high schools in the Pyrmont and Ultimo areas that will be impacted by the increased population from this development and other currently under approval or already approved by the council?

I seek a written response to these concerns and a possible meeting to work through what seems to be insurmountable issues with trying to jam more residents into a suburb that doesn't have the infrastructure or public facilities to cope.

Regards,

Darren Wathen
[redacted]

From: B C [redacted]

Sent on: Tuesday, June 16, 2026 6:31:44 AM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: Proposed Development at D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Dear Sir

I am responding to the proposed development at 26-38 Saunders St, Pyrmont. Whilst I have no issues with the site being redeveloped, a review of the actual proposed development is fraught with issues. Firstly the entire development is too tall and will constitute an eyesore for the entire area. This is a nice residential pocket in the heart of Pyrmont and all other buildings will be dwarfed by this monstrosity. Secondly, having such a tall building working this small area will block, light, views and airflow for not only the surrounding buildings but also the Jacksons Landing development (where I reside). Thirdly, the roads and facilities in the area will not support the increase in numbers of people, cars and overall traffic of the area. Fourthly, the infrastructure of the entire area is not meant for a huge tall building in the midst of smaller residential structures.

At most, a building of up to 20 storeys is acceptable and the area and infrastructure would just manage to support the increase in people, traffic and flow. As such, I oppose strongly this particular development as it is and would urge council to review and manage the proposal to a more acceptable level that will enhance the area, its people and way of life.

Thank you & regards
B Quek/J Liu
1203/8 Distillery Drive
Pyrmont
NSW 2009
Sent from my iPad

From: Derek G [redacted]

Sent on: Monday, June 15, 2026 7:58:55 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 to formally lodge my objection to the current development proposal for 26-38 Saunders St, Pyrmont.

My primary concern is that the proposed height of the building is entirely out of keeping with the established scale of the Pyrmont Peninsula. Such a significant increase in vertical massing would visually overwhelm the surrounding landscape and disrupt the balanced skyline that defines our local area.

Furthermore, approving this development would set a terrible precedent for the neighborhood. Pyrmont is valued for its unique village charm and significant heritage value, both of which would be eroded by allowing high-rise structures of this scale that disregard the historical character of the community. It is vital that we protect the architectural integrity of our suburb rather than allowing it to be compromised by buildings that sit so much taller than the established heights around the headland.

Finally, the increased densification proposed is fundamentally unsuited to a suburb with such constrained infrastructure. With minimal vehicle access and only two primary roads leading in or out of the peninsula, the additional population density would inevitably lead to severe congestion and significantly worse traffic conditions for all residents.

I urge you to reconsider this proposal in light of these critical concerns regarding scale, density, and congestion.

Best regards,

Derek Georgeson
13 Hackett St,
Ultimo NSW 2007

From: Leigh Golding [redacted]

Sent on: Monday, June 15, 2026 8:06:21 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

This proposed structure is way too tall compared to surrounding buildings. That many residents will also have a terrible impact on traffic and increase density too much in an already overcrowded suburb.

From: Helen Mok [redacted]

Sent on: Monday, June 15, 2026 9:12:13 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 City of Sydney

I disagree strongly with the height of this proposed new property in Saunders street.

It's very sad with climate change already here that the local, state, and federal are not already planning to minimise the effect it is going to have on our immediate area.

Overcrowding, lack of sun, lack of enough green space to compensate for the large apartment blocks being built and the number of people we are trying to accommodate in a small radius. A terrible experience for young families with children.

Please, please think of future generations and not just now as I know you are faced with housing shortage. Governments need to think outside the box and get more creative with the huge volume of people you are planning to bring into pyrmont.

I can only hope that the planners can come up with something more creative that what this high rise plans to do with filling our air space.

Regards
Helen mok

Sent from my iPhone

From: Mary Saphin [redacted]

Sent on: Tuesday, June 16, 2026 5:50:12 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Mary Saphin [redacted]

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

I object to this development proposal for the following reasons
1. The building height is out of proportion with all surrounding buildings in that 36 stories is far higher than any other building in its immediate vicinity. The height of quarry is only 18 stories and will be dwarfed by this development

2. Our 13 level apartment looks directly onto this site from distillery drive and all our bedrooms will be impacted with reduced light along with loss of privacy

3. There is significant wind tunnel effect from southerly winds along distillery drive. With a building of this height added to the mix it will become even harder to move along the street in high winds

4. Already there is significant traffic in and out of Pyrmont. The added traffic from the proposed building funneled into the limited streets to access the Anzac bridge or out of Pyrmont will make it even more congested than already

5. Pyrmont has limited green space. Another building of this height brings even more people to use what
Little foreshore and parks we have. Green space is finite on the Pyrmont peninsula.

Regards
Mary Saphin
1303/8 Distillery Drive
Pyrmont 2009

Sent from my iPhone

From: Craig Saphin [redacted]

Sent on: Tuesday, June 16, 2026 6:20:38 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

I object to this development proposal for the following reasons:

1. The building height is out of proportion with all surrounding buildings in that 36 stories is far higher than any other building in its immediate vicinity. The height of the nearby Quarry Building at 8 Distillery Drive is only 18 stories and will be dwarfed by this development. Probably 18 to 24 floors is more reasonable.

2. Some nearby apartments will look directly onto this site from distillery drive and rooms will be impacted with reduced light along with loss of privacy.

3. There is significant wind tunnel effect from southerly winds along distillery drive. With a nearby building of this height added to the mix it will become even harder to move along the street in high winds

4. Already there is significant traffic in and out of Pyrmont. The added traffic from the proposed building funneled into the limited streets to access the Anzac bridge or out of Pyrmont will make it even more congested than already.

5. Pyrmont has finite green space. Another building of this height brings even more people to use what
Little foreshore and parks is available. Green space is finite on the Pyrmont peninsula.

6. This building proposal must be kept in the context of the many new buildings proposed for the nearby old fish market site. The combination will result in limited public and green space and impossible traffic congestion.

7. What is the overall plan for Pyrmont, Ultimo, Glebe and Rozelle? Is it just to jam as many apartments in as possible and pretend there will not be light, wind, traffic and public space problems or has there been a real plan made of what this broader precinct looks like in 10 years? Are you trying to create ghetto conditions just to meet a housing target? Are these same planning principals also applied to other areas of Sydney like Neutral Bay, Mosman and Rose bay?

Best wishes
Craig Sapgin
[redacted]

From: Geoff Drake [redacted]

Sent on: Wednesday, June 17, 2026 11:37:36 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: To the City of Sydney Council re 26-38 Saunders street.pdf (267.36 KB)

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

Please find attached comments on the above DA for 26-38 Saunders Street, Pyrmont NSW 2009

To the City of Sydney Council,

Re: Objection to the proposed development application for 26–38 Saunders Street, Pyrmont D/2026/513

My name is Geoff Drake and I am a resident and owner at Unit 31, 2–10 Quarry Master Drive, Pyrmont NSW 2009.

I write to raise my strong concerns about the proposed development at 26–38 Saunders Street, which sits directly adjacent to our building and will, in my view, have significant negative impacts on residents, including myself, at 2–10 Quarry Master Drive.

I have owned my property since 1999, prior to the construction of 26–38 Saunders Street. Both buildings are currently of a comparable height and, in my view, sit appropriately within the character and scale of the Quarry Master Drive loop and its surrounding residential environment.

The proposed redevelopment, and in particular the substantial increase in height and density, is out of scale with our environmental setting (tights street access, restricted road width due to cycle lane conversions, small parks) and would materially reduce the amenity currently enjoyed by myself and neighbouring residents.

My concerns relate directly to the day-to-day liveability of our homes and to the cumulative burden that this development would place on an already constrained residential pocket of Pyrmont.

In particular, I ask Council to consider the following impacts on adjacent residents:

- **Overshadowing and loss of sunlight:** Our building is already in a constrained position within a cul-de-sac and backed by a substantial sandstone cutting. A significant increase in the height of the Saunders Street development would further reduce direct sunlight reaching 2–10 Quarry Master Drive and materially affect the amenity and liveability of many apartments.
- **Loss of outlook and visual amenity:** The proposed built form would diminish existing views and reduce the sense of openness currently enjoyed by residents in our building. This is a genuine residential amenity issue that should be properly assessed and managed appropriately.
- **Traffic, access and congestion:** Quarry Master Drive and the surrounding streets are narrow and already constrained, with limited (council controlled) capacity for on-street parking. Additional vehicle movements, taxi drop-offs, delivery traffic and congestion around garage access points would create further difficulty for residents entering and exiting existing car parks and accessing their homes safely and efficiently. Under current development plans the garage

access for 26-38 Saunders Street is proposed to be moved to be directly opposite our garage entrance and the main entrance to our building, instead of where it is now (a more logical access point) on the other side of the Quarry Master Drive loop and other side of 26-38 Saunders Street building. If this proposal goes ahead to move the garage access it will create substantial additional traffic noise outside our building and is guaranteed to create traffic chaos, given the current vehicle movements we are already experiencing. We already experience vehicles regularly stopping (illegally) for drop-offs at the intersection of Saunders Street and Quarry master Drive, which cause accident risk, pedestrian risk and cyclist risk, as this is the crossover point for bicycles coming off the Anzac Bridge to head down Saunders Street into the city. See circled points where taxis, deliveries, other cars regularly stop and drop off passengers. An additional garage entrance on this side will create enormous problems and further danger/risk for cars, pedestrians & cyclists.



- **Construction and excavation impacts:** The scale of excavation and construction required for a project of this size raises concerns about noise, disruption, traffic management and potential impacts on neighbouring buildings, such as ours. These issues would directly affect nearby residents over an extended period. Deep excavation of the carpark at 26-38 Saunders Street has the potential for creating subsidence issues for our existing carpark, which has a ground level pool, suspended above the carpark.
- **Noise and activity from communal areas:** If the proposal includes elevated communal or recreational spaces, these may also create ongoing noise impacts for surrounding apartments unless strictly controlled.
- **Glare and reflectivity:** Any façade treatment that increases glare or reflected western sun should be carefully assessed not only for motorists and pedestrians, but also for neighbouring apartments whose amenity may be adversely affected.

For these reasons, I respectfully request the Council to review certain elements of the proposed development application to ensure the garage access is retained in its

existing location and not moved opposite the entrance to 2-10 Quarry Master drive and height increases for the northern half of the 26-38 Saunders Street are kept within the original proposed 5-6 levels, so as to ensure our current levels of direct (am) sunlight access and view access. I ask Council to give close weight to minimising the adverse impacts on neighbouring residents, particularly those of us living immediately adjacent at 2–10 Quarry Master Drive, and to ensure that residential amenity, scale, access and cumulative local impacts are properly considered and applied to the development.

Yours faithfully,

Geoff Drake



From: Col T [redacted]

Sent on: Friday, June 19, 2026 10:37:11 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon and City Of Sydney

I strongly oppose such a large development at the above mentioned property and submission.

A building that big will not fit with the streetscape and the to allow that amount of people for that small street will be irresponsible not only by the developers but the council as well.
I suggest your team do a site visit and inspect the small street that they are proposing to take over.
The amount of people and vehicles will be unsustainable. As well as the traffic that will be put into the local area. Saunders St and Quarry Master Drive are small narrow streets that you can barely pass another vehicle going in the opposite direction let alone allowing another 190 cars into the area. This is unsafe for traffic management and pedestrian safety. Someone will get seriously injured with that amount of vehicles trying to navigate the small streets. Look at Bank St and the Anzac bridge intersection every afternoon. It is gridlock.
I strongly oppose a development of this size.

Regards

Colin Thwaites
Unit 11/2-10 Quarry Master Drive Pyrmont
[redacted]

From: Bruce Hunter [redacted]

Sent on: Friday, June 19, 2026 1:15:28 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Objection to development D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009

Dear Mr Rickersey,

I'm writing to express my objection to the proposed development of an inappropriate tower at 26-38 Saunders Street Pyrmont.

As a Pyrmont resident for many years, I have steadily seen the nature of this suburb change, which is understandable considering its proximity to the CBD and improvement to transport. Pyrmont has always been seen as one of the highest density suburb in Australia (2021 census 9th). In the years since this census the amount of dwellings has increase remarkably. In light of the housing crisis in Australia, this is not necessarily a bad thing, however the proposed development at 26-38 Saunders Street (D/2026/513) is symptomatic of the disregard for good planning in a densely populated area with a continued need for affordable and social housing along with suitable open space that seems to be disappearing. Pyrmont is characterised by: narrow streets and footpath from its 19th century planning; and limited parks and open space.

The City of Sydney Amended Ultimo Pyrmont Urban Design Study made dramatic changes to the height of buildings that will have a detrimental effect on the living environment of Pyrmont, to which I object:

1. Raising the building height control limit of 24 metres and 7 floors to “123 metres (RL 135 m) and 36 storeys”. In this area, that height dwarfs the Anzac Bridge, existing towers on Distillery Drive, existing heritage areas to the east and proposed old Fish Market development
2. The Urban Design Study Design Principles calls for:
    - “More deep soil for more trees and cool green spaces” – There are NOT. Now extra open space is planned and in impinges on the existing open space for Carmichael Park.
    - “More public space for more people – streets and open spaces” – the plan DOES NOT.
    - “Minimise overshadowing of existing residential properties” – the planned development DOES NOT.
    - “Consider views to and from public places” – the plan does not consider Carmichael Park views or impact on its public space
    - “More light into the streets” – SOME , plans only show impact surrounding buildings, the plans do not show the shadowing of Carmichael Park throughout the year. This park is a unique, quiet and enjoyable space in the dense Pyrmont area.
    - There is not mention in the plan on how to maintain and expand on the provision of public and social housing in the area. This valuable suburb in Sydney should NOT be dominated by gentrified housing and apartment built for Airbnb!

In summary I strong object to the location, form and height of the proposed development D/2026/513 - 26-38 Saunders Street, Pyrmont.

Yours Sincerely,
Bruce Hunter

From: Louden55 [redacted]

Sent on: Friday, June 19, 2026 1:57:31 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Pyrmont Action wish you object to these changes.

This site was already materially high and does not need to be even more bulky with increased podiums or a taller tower.

Within these changes is the need for a more architectural roof line.

Irrespective of the above roof change - then there should not be additional levels added for penthouses !!

PA is seeing significant stress and anxiety from the neighbouring communities and the developer and City must take into condition the social and mental issues this change appears to be having.

Please reject

Ken Louden
Convenor Pyrmont Action
[redacted]

Sent from my iPhone

From: Matthew and Emily [redacted]

Sent on: Sunday, June 21, 2026 2:57:11 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 concerns,

I do not support this development. I am a Pyrmont local and ratepayer to the City of Sydney. Pyrmont has many issues and building high rises as large as this is going to create more congestion on the roads which is already horrendous due to the fish market crowds.

This luxury apartment tower will dwarf and overshadow the surrounding areas, obstructing views and sunlight, and do little to solve the housing crisis (and replaces a more affordable apartment building which is barely 30 years old).

Regards,

Emily Lane
73/152-164 Bulwara Road, PYRMONT NSW 2009

From: Sophia Lee [redacted]

Sent on: Sunday, June 21, 2026 3:00:42 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 believe the request for additional storeys will create excessive bulk and overshadowing over the existing buildings. The building already loses human scale and will create strain on the tight infrastructure of the area. Please keep the building as a slender as possible to avoid excessive bulk and scale.

Sent from my iPhone

From: Diane Aquilina [redacted]

Sent on: Sunday, June 21, 2026 10:22:27 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon
I own and live at 1205/21 Cadigal Avenue pyrmont.

I wish to state my objection on the 38 storey units. I further more wish to state that it shouldn't be more than 20 stories. The impact from sun blockage this sky rise will impact my unit and stop the majority of winter sun coming into my unit. It will also block my view and this will reflect on a decrease of value if I ever went up sell.

Again it's a no for this proposal.
Regards Diane Aquilina
[redacted]
Sent from my iPhone

From: Amanda Jackson [redacted]

Sent on: Monday, June 22, 2026 4:49:49 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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'm writing to object to this development for the following reasons.

1. This tower will dwarf all other existing buildings in the suburb, the height is too tall.
2. It will remove natural light from all other residential buildings in that area, removing light and heat for many. This will then increase power costs for many.
3. Roads in and out of the area will not be able to cope with the increase in traffic because of this building. It's difficult today especially around Christmas.
4. This will not help with our current lack of housing, especially as most of these apartments will be out of price range for locals.

Thank you.

Amanda Jackson

Sent from Outlook for Android

From: Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au> on behalf of Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au> <Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au>>

Sent on: Monday, June 22, 2026 8:11:56 AM

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

Subject: FW: Feedback on Development Application - D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 - Applicant TM NO.6 PTY LTD

Urgent: High

From: [redacted]
Sent: Sunday, 21 June 2026 12:04 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Cc: Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au>
Subject: Feedback on Development Application - D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 - Applicant TM NO.6 PTY LTD
Importance: 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.

To Shannon Rickersey,

I refer to notice I have received as a long-standing Pyrmont resident (+25 years) regarding the following development application:

D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 - Applicant TM NO.6 PTY LTD

In providing my feedback, I wish my name, email address, address and other personal and identifying information to be kept private and NOT to be circulated or posted in any form or in any medium.

Overall, I am appalled by this application for the demolition of a only 20 year old highly functional, well occupied, rent/lease accessible property appropriate in size, form and function for its neighbourhood, and its replacement with a massive 36 storey residential tower, with unnecessary and unneeded retail space, in its place.

The proposed building has no place in this precinct and towers of this size and scale should be reserved for the former Fish Market site and Bays West (Glebe Island) development, if at all.

My specific objections follow:

1. The proposed tower is inappropriate in scale and form for the site and not consistent with any neighbouring buildings in the Saunders St. precinct, nor this area of Pyrmont.

2. The residential tower will serve little to no benefit to the Pyrmont or Sydney community since the it will not provide housing accessible in sale price or lease to low to middle-income workers and residents, or future residents.

3. The residential tower will consist of high priced (many $M) apartments accessible in sale price or lease to only high wealth individuals, including those with unexplained wealth (including criminal elements), who are in no need of, or will make apartments accessible to low or middle income rental tenants.

4. The massive (up to 36 storey) tower will obscure view angles and obstruct and denigrate the overall views across to the ANZAC bridge and surrounding harbours for many residents for the benefit of only a few high wealth individuals, including those with unexplained wealth per item 3.

5. The demolition of a perfectly sound and well-constructed residential building currently on the site will remove valuable housing for current and future
low to middle-income workers or future residents.

6. The demolition of a perfectly sound and well-constructed residential building will remove green and light space currently featured at 26-38 Saunders Street PYRMONT NSW 2009 (in the building's centre) providing no alternative.

7. The building will generate wind tunnel effects and overshadowing of neighbouring buildings in the Saunder St precinct and beyond. The building will dramatically limit light into the precinct and offers no new green space.

8. There is no need for additional retail in this residential precinct. Retail is already sufficient, even with an expanding population, along Miller St, in Saunders St, along Harris St, in the new Fish Market precinct, and Union Square, along Union

St, at Darling Harbour where a new shopping precinct is being built. Across these sites, retail space is even vacant and not tenanted.

9. The demolition of the current building, and building of a new tower, in such a confined and narrow precinct, will have a massive negative impact on residents of adjacent buildings in the Saunders St precinct, and neighbouring areas.

10. Saunder St has recently been modified to a narrow street (with a bike lane extending to ANZAC bridge) with poor vehicle access (narrow one-lane width road with voluntary giveway to avoid head-on collisions) not befitting more residents with cars in a 36 storey tower.

11. The said access in item 10., provides current difficulties for fire and emergency services to access the precinct, which would only be exacerbated by hundreds of additional residents in a 36 storey tower.

12. It is difficult to see how, or even if, NSW Fire Services vehicles could (i) access the proposed 36 storey tower, or (ii) fight and extinguish a fire in a high floor. It is likely residents would be trapped in such a development.

13. The narrow 36 storey tower (to accommodate the number and size of apartments proposed) would not have access to sufficient (and redundant) stair wells in the case of fire or like-emergency to exit the building safely. This is coupled to difficulties accessing the building and fighting such a fire per items 11. and 12.

14. Pyrmont is not the Sydney CBD, nor should it be considered an extension of the CBD. It is in the city's Inner West (geographically), although it is frequently (and incorrectly) considered as a City-East precinct. As such developments should not adopt a high tower / density city CBD mindset / model. The Pyrmont residential precinct (with some retail and business) has attained a fine balance of amenity and liveability that should not be sacrificed / destroyed to accommodate developers intent only on maximising their profits by building large, overbearing, overshadowing apartment towers for the benefit of a few high wealth individuals, including those with unexplained wealth (including criminal elements).

15. Per 14. and above, the NSW government and CoS should not allow developments which disrupt the fine balance of amenity and liveability in Pyrmont, of current rate and taxpayers, to accommodate developers intent only on maximising their profits by building large, overbearing, overshadowing apartment towers for the benefit of a few only high wealth individuals, including those with unexplained wealth (including criminal elements). Such apartments offer no benefit in providing housing for low to middle-income residents or future residents.

16. Per above, such ill-considered and inappropriate developments only work to destroy the amenity and liveability in Pyrmont, and other suburbs, while lining the pockets of the wealthy developers and a few high wealth individuals, including those with unexplained wealth (including criminal elements), and overseas nationals.

17. Larger scale developments, sensible in form, scale and accessibility, should be restricted to the old Fish Market, Bank St, and Bay Waters (Glebe Island) site.
Even here great care needs to be taken to provide liveability for all.

In summary, Pyrmont is already a high density housing neighbourhood that has seen large scale development over the years and decades. It is time to calm such development in the future or risk the peninsula becoming an inaccessible (vehicle and other), over-developed, over-shadowed, crowded, undesirable, and wrecked neighbourhood for all time.

The Sydney CBD has become a much less desirable place to walk and enjoy over the past few decades with heavy and constant over-development and Pyrmont is in danger of following if the NSW Government and Council don't act to prevent it.

Sensible development with low to mid-storey buildings in other neighbourhoods should be a focus, not over-developing already high density communities. European cities do not respond to population growth by building high rise towers at every opportunity and Sydney should follow suit.

Sincerely,

[redacted]

Pyrmont NSW 2009

From: [redacted]

Sent on: Friday, June 19, 2026 5:05:11 PM

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

Subject: 26-38 Saunders Street PYRMONT NSW 2009 D/2026/513

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

To whom it may concern

We wish our address to be kept confidential

We are writing to state our objections to the proposal contained within the above development application.

We are residents of McCaffrey's Hill and believe that this proposal is significantly excessive as it is currently proposed. The proposal is for a building of 37 storeys including a 10 storey podium and parking for 190 vehicles over 6 floors of basement. This building will therefore stand in amongst existing buildings, none of which exceed 8 storeys

This size development is massively out of proportion to all the surrounding buildings and the entirety of the built environment of Pyrmont, comprises entirely luxury apartments which is not in accordance with the stated views of the Sydney City Council regarding affordable housing and introduces significant increases in traffic volumes in an area with limited access and parking. This proposal also comes on top of the major developments in train for the old Fish Market site.

Yours Sincerely

[redacted]

From: [redacted]

Sent on: Sunday, June 21, 2026 12:04:07 PM

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

CC: Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au>

Subject: Feedback on Development Application - D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 - Applicant TM NO.6 PTY LTD

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.

To Shannon Rickersey,

I refer to notice I have received as a long-standing Pyrmont resident (+25 years) regarding the following development application:

D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 - Applicant TM NO.6 PTY LTD

In providing my feedback, I wish my name, email address, address and other personal and identifying information to be kept private and NOT to be circulated or posted in any form or in any medium.

Overall, I am appalled by this application for the demolition of a only 20 year old highly functional, well occupied, rent/lease accessible property appropriate in size, form and function for its neighbourhood, and its replacement with a massive 36 storey residential tower, with unnecessary and unneeded retail space, in its place.

The proposed building has no place in this precinct and towers of this size and scale should be reserved for the former Fish Market site and Bays West (Glebe Island) development, if at all.

My specific objections follow:

1. The proposed tower is inappropriate in scale and form for the site and not consistent with any neighbouring buildings in the Saunders St. precinct, nor this area of Pyrmont.

2. The residential tower will serve little to no benefit to the Pyrmont or Sydney community since the it will not provide housing accessible in sale price or lease to low to middle-income workers and residents, or future residents.

3. The residential tower will consist of high priced (many $M) apartments accessible in sale price or lease to only high wealth individuals, including those with unexplained wealth (including criminal elements), who are in no need of, or will make apartments accessible to low or middle income rental tenants.

4. The massive (up to 36 storey) tower will obscure view angles and obstruct and denigrate the overall views across to the ANZAC bridge and surrounding harbours for many residents for the benefit of only a few high wealth individuals, including those with unexplained wealth per item 3.

5. The demolition of a perfectly sound and well-constructed residential building currently on the sitewill remove valuable housing for current and future
low to middle-income workers or future residents.

6. The demolition of a perfectly sound and well-constructed residential building will remove green and light space currently featured at 26-38 Saunders Street PYRMONT NSW 2009 (in the building's centre) providing no alternative.

7. The building will generate wind tunnel effects and overshadowing of neighbouring buildings in the Saunder St precinct and beyond. The building will dramatically limit light into the precinct and offers no new green space.

8. There is no need for additional retail in this residential precinct. Retail is already sufficient, even with an expanding population, along Miller St, in Saunders St, along Harris St, in the new Fish Market precinct, and Union Square, along Union St, at Darling Harbour where a new shopping precinct is being built.Across these sites, retail space is even vacant and not tenanted.

9. The demolition of the current building, and building of a new tower, in such a confined and narrow precinct,will have a massive negative impact on residents of adjacent buildings in the Saunders St precinct, and neighbouring areas.

10. Saunder St has recently been modified to a narrow street (with a bike lane extending to ANZAC bridge)with poor vehicle access (narrow one-lane width road with voluntary giveway to avoid head-on collisions) not befitting more residents with cars in a 36 storey tower.

11. The said access in item 10., provides current difficulties for fire and emergency services to access the precinct, which wouldonly be exacerbated by hundreds of additional residents in a 36 storey tower.

12. It is difficult to see how, or even if, NSW Fire Services vehicles could (i) access the proposed 36 storey tower, or (ii) fight and extinguish a fire in a high floor. It is likely residents would be trapped in such a development.

13. The narrow 36 storey tower (to accommodate the number and size of apartments proposed) would not have access to sufficient (and redundant) stair wells in the case of fire or like-emergency to exit the building safely. This is coupled to difficulties accessing the building and fighting such a fire per items 11. and 12.

14. Pyrmont is not the Sydney CBD, nor should it be considered an extension of the CBD. It is in the city's Inner West (geographically), although it is frequently (and incorrectly) considered as a City-East precinct. As such developments should not adopt a high tower / density city CBD mindset / model. The Pyrmont residential precinct (with some retail and business) has attained a fine balance of amenity and liveability that should not be sacrificed / destroyed to accommodate developers intent only on maximising their profits by building large, overbearing, overshadowing apartment towers for the benefit of a few high wealth individuals, including those with unexplained wealth (including criminal elements).

15. Per 14. and above, the NSW government and CoS should not allow developments which disrupt the fine balance of amenity and liveability in Pyrmont, of current rate and taxpayers, to accommodate developers intent only on maximising their profits by building large, overbearing, overshadowing apartment towers for the benefit of a few only high wealth individuals, including those with unexplained wealth (including criminal elements). Such apartments offer no benefit in providing housing for low to middle-income residents or future residents.

16. Per above, such ill-considered and inappropriate developments only work to destroy the amenity and liveability in Pyrmont, and other suburbs, while lining the pockets of the wealthy developers and a few high wealth individuals, including those with unexplained wealth (including criminal elements), and overseas nationals.

17. Larger scale developments, sensible in form, scale and accessibility, should be restricted to the old Fish Market, Bank St, and Bay Waters (Glebe Island) site.
Even here great care needs to be taken to provide liveability for all.

In summary, Pyrmont is already a high density housing neighbourhood that has seen large scale development over the years and decades. It is time to calm such development in the future or risk the peninsula becoming an inaccessible (vehicle and other), over-developed, over-shadowed, crowded, undesirable, and wrecked neighbourhood for all time.

The Sydney CBD has become a much less desirable place to walk and enjoy over the past few decades with heavy and constant over-development and Pyrmont is in danger of following if the NSW Government and Council don't act to prevent it.

Sensible development with low to mid-storey buildings in other neighbourhoods should be a focus, not over-developing already high density communities. European cities do not respond to population growth by building high rise towers at every opportunity and Sydney should follow suit.

Sincerely,

[redacted]

Pyrmont NSW 2009

From: Anne Finley [redacted]

Sent on: Monday, June 22, 2026 10:16:04 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

My husband and I live in the Quarry building on Distillery Drive. This development will block most of the light in the largest part of our apartment, the dining room, kitchen and bedroom.
Pyrmont is a peninsula and trying to get out of Pyrmont in the evenings is already a gridlock.
This is not affordable housing that your council and Minns is talking about.
Allowing this monstrosity is ridiculous and what is happening to the existing residents? Have they been bought out?
1. This development should not be allowed to go ahead.
2. Greedy developers cashing in on a tiny block of land and putting something that's 38 storeys high should not be allowed .
3. Are we trying to emulate Melbourne?
4. How about looking at other suitable areas outside Pyrmont?

Please reconsider this proposal. Please reject this proposal as we know this is not affordable housing and the existing apartment block is affordable housing

Kind Regards
John & Anne Finley
Sent from my iPhone

From: Ilonah Jane Wray [redacted]

Sent on: Monday, June 22, 2026 10:44:17 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

To the City of Sydney,

I am a resident of

21 Cadigal Avenue, Pyrmont, and I wish to formally object to the proposed development at 26–38 Saunders Street

I strongly believe that a 37-storey tower with a 10-storey podium, ground-floor retail, and a large basement car park is excessive and inappropriate for this location. The scale of this development is completely out of character with the surrounding residential neighbourhood and will have a significant and long-lasting impact on residents who already call Pyrmont home.

One of my greatest concerns is the loss of views, natural light, and the sense of openness that contributes to the amenity and liveability of my home. Purchasing or renting a home is one of the biggest investments people make, and developments of this size have the potential to permanently alter the environment that residents have chosen to live in.

I am also extremely concerned about the construction phase. A project of this magnitude will inevitably involve years of excavation, heavy machinery, truck movements, dust, vibration, road disruptions, and constant noise. This will directly affect my ability to enjoy my home, work, rest, and maintain a reasonable quality of life. Residents should not have to endure years of disruption for a development that offers little benefit to the existing community. I also question the necessity of including additional retail space. Pyrmont is already a well-established suburb with an abundance of cafés, restaurants, supermarkets, and local businesses. The Sydney CBD is approximately a 15-20 minute walk away, providing access to countless retail and dining options. I do not believe there is a demonstrated need for further ground-floor retail that will increase traffic, congestion, deliveries, noise, and pedestrian activity in an already busy area.

Furthermore, I am concerned that approving a 37-storey tower would set an undesirable precedent for future developments, fundamentally changing the character of Pyrmont. Pyrmont has long been valued as a vibrant residential community with a unique identity and human scale. Introducing a development of this height and density risks transforming the suburb into an overdeveloped high-rise precinct, placing additional pressure on local infrastructure, roads, public spaces, and community amenity.

The proposed vehicle entry and exit, directly opposite existing residential buildings, will further increase traffic congestion and create additional safety concerns for residents, pedestrians, and cyclists using Saunders Street every day.

While I understand the importance of providing housing and supporting urban growth, development should be balanced, proportionate, and respectful of the existing community. In my view, this proposal is simply too large, too dense, and too intensive for this location, and its negative impacts on surrounding residents will far outweigh any perceived benefits.

For these reasons, I respectfully request that the City of Sydney refuse this development application or require substantial reductions in its height, scale, and intensity to better protect the amenity, character, and quality of life of the Pyrmont community.

Thank you for considering my submission.

From: Susan Durman [redacted]

Sent on: Monday, June 22, 2026 2:05:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 strongly opposed to the proposed development in Saunders Street, Pyrmont. It is completely out of character with the rest of the community. It will overshadow the surrounding buildings and dominate the skyline.

I cannot understand how the Council can even consider such a monstrosity in Pyrmont. It is disgraceful.

Susan Durman

Susan Durman
8C/2 Bowman Street
Pyrmont NSW 2009
Australia

[redacted]

From: chris [redacted]
Sent on: Monday, June 22, 2026 2:08:46 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

This development is outside the current height restrictions and is totally inappropriate for the are. To fit in with the area it should be no more than 20 stories. It will overshadow areas and add many cars to an area already at breaking point. This application should be rejected as if approved it will also embolden other developers to submit similar height plans.
C. Durman 8c/2 Bowman St. Pyrmont

Sent from my Galaxy

From: Robin Rainton [redacted]

Sent on: Monday, June 22, 2026 2:53:48 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Dear Sir/Madam,

I am writing to formally lodge my strongest possible objection to the proposed development at 26-38 Saunders Street, Pyrmont (D/2026/513). As an owner of an apartment directly overlooking this site, my property stands to be profoundly and permanently impacted by the scale, bulk, and design of the proposed 37-storey tower and 10-storey podium.

While I understand the need for sustainable urban growth, this proposal represents a severe, unconscionable case of overdevelopment that breaches reasonable planning boundaries and completely disregards the amenity of established neighbouring residents.

I urge the Council to refuse this application based on the following critical planning grounds:

1. Severe Loss of Outlook and Private Amenity (Tenacity Principles)

The primary impact on my property, and that of my neighbours, is the catastrophic degradation of my existing outlook. The insertion of a massive 37-storey tower directly opposite will replace open views and sky exposure with a monolithic wall of concrete and glass.

View Loss Assessment: This proposal causes an unreasonable and severe material loss of outlook from the private living space and balcony of my property. In line with the established NSW Land and Environment Court planning principles (Tenacity Consulting v Warringah [2004] NSWLEC 140), the impact is neither minor nor negligible; it is devastatingly severe.

Visual Bulk and Looming Effect: The sheer height and lack of adequate setbacks create an oppressive, looming sense of enclosure. The building fails to respect the topography of Saunders Street and McCafferys Hill, overwhelming the existing residential streetscape.

2. Drastic Scale Inflation and Overdevelopment

In 2024, a previously recommended scheme consisting of a 33-storey tower and a 6-storey podium was already considered by the community to be excessively oversized for this peninsula. To now increase the height further to a 37-storey tower and a bloated 10-storey podium is entirely unjustifiable.

The applicant has failed to provide a strategic or site-specific justification for demanding even greater height and floor space ratios than previous iterations.

This is an aggressive grab for yield that delivers zero community benefit, offering only luxury apartments to an area that is already significantly oversupplied with this exact housing typology.

3. Unacceptable Loss of Solar Access and Increased Overshadowing

The height and breadth of the proposed tower and podium will result in significant overshadowing of the surrounding residential buildings,

including my own complex. The Council's planning controls are designed to protect a minimum benchmark of solar access for existing residents. This proposal fails to maintain those standards, threatening to plunge existing homes, public domains, and neighboring facades into prolonged darkness during critical parts of the day.

4. Severe Traffic, Access, and Safety Impacts on Saunders Street

The proposal includes six levels of basement parking catering to 190 vehicles, with the primary entry and exit points situated directly opposite the driveways of the Tara building and 120-122 Saunders Street.

Saunders Street is a highly constrained local road environment. Forcing the traffic flow of nearly 200 additional vehicles to conflict directly with existing residential entryways is a major safety hazard.

The concentration of vehicle movements will lead to localized gridlock, increased emissions, and a dangerous environment for cyclists and pedestrians utilizing the local street network.

5. Unreasonable Construction Impacts

According to the Construction Management Plan (Appendix KK), the staging and scale of excavation required for a six-level basement and a 37-storey superstructure will subject neighbouring residents to years of acoustic disruption, heavy vehicle movements, and dust. Given the site's proximity to existing dense residential buildings, the construction impacts alone will severely degrade the livability and structural peace of my home for an unacceptable duration.

Conclusion

This application represents an egregious breach of density, height, and scale that strips away the basic residential amenity of long-term owners and residents who look over the site. It offers no balance, completely fails the merit test, and ignores the context of the Pyrmont Peninsula.

I strongly request that the City of Sydney Council stand with its residents, enforce strict planning limits, and refuse Development Application D/2026/513 in its current form.

Thank you for your careful consideration of this submission. I request to be kept informed of all future panel dates, assessments, and decisions regarding this matter.

Yours sincerely,

Robin Rainton
Owner, Unit 1005, 21 Cadigal Ave, Pyrmont NSW 2009, Australia

From: John Webster [redacted]

Sent on: Tuesday, June 23, 2026 9:44:41 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

Feedback on Variation to D/2026/513

The variation to 26-38 Saunders St Pyrmont should not be approved.

The proposal is not consistent with the height envisaged for the site under the Ultimo-Pyrmont Planning Proposal in that it exceeds the height of the architecturally striking ANZAC Bridge. The proposal has no appropriate built form and density that is consistent with the future character of the site.

The proposed variation will add to the significant overshadowing and impact the amenity of neighbouring buildings. The proposed variation will cast shadow on the Bank St Park currently being constructed. The shadow diagrams indicate shadows cast over the new community park between the hours of 9.00-2.00pm. The variation to this development cannot be viewed as in the interest of the local community.

The Proposed development indicates that construction workers will be requested to use public transport, car pool etc for the duration of construction. One only has to observe the number of parked vehicles associated with workers at the construction of the additional under harbour crossing and Bank St Park to realise this expectation is ridiculous. The already strained local area simply does not have the off street parking available.

The lengthy working hours from 7.00am to 6.00pm M-F and Sat 7.00am to 5pm are simply too long for those who reside in the area. Noise and dust levels will be excessive. The hours between the week should be scaled back.

The traffic assessment states it is likely that the completed development will result in a nett increase in the traffic generation potential of the site of approximately 27 vehicles per hour during the AM commuter peak period and approximately 21 vehicles per hour during the PM commuter peak period. With this nett increase in vehicles, the claim that the development proposal will not have any unacceptable traffic implications is complete fabrication.

The traffic restrictions proposed on the northern Quarry Masters drive loop and Saunders St to make these both one way imposes severe traffic limitations on an area that is already highly congested. The lengthy delays at the traffic lights of Bank & Miller Sts results in local traffic using these routes. The increased volume of cement trucks from Heidelburg materials contributes to the delays. When the employees leave Network 10 around 5pm both Saunders Sts and Bank Sts are clogged. Seamless traffic management needs to be made a priority.

Regards
John Webster
M: [redacted]

From: Yasmin Kadirzade [redacted]

Sent on: Monday, June 22, 2026 7:02:17 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Good evening,

I am writing to formally lodge my strong objection to the proposed development at 26–38 Saunders Street, Pyrmont. As a resident of Tara, I believe this project is entirely inappropriate for the site and will have severe, long-term detrimental effects on the amenity of our building and the wider Pyrmont community.

My primary concerns regarding this proposal are as follows:

Excessive Scale and Over-development: A 37-storey tower with a 10-storey podium is vastly out of scale with the existing character of the streetscape. The increased height compared to previous iterations is deeply concerning and will result in significant overshadowing and loss of privacy for all other residences in the area.

Loss of Sunlight and Outlook: The sheer mass of this building will create a permanent shadow over our homes and streets, stripping us of natural light and destroying the existing outlook. The enjoyment of our living spaces will be permanently diminished by this development.

Impact on Livelihoods, Health, and Well-being: I work from home, as do many other residents. The projected noise, vibration, and dust from this site—compounded by the multi-year duration of construction—will make it impossible to maintain a professional standard of work, directly threatening the livelihoods of those who rely on a quiet environment. Furthermore, the persistent noise and the inevitable accumulation of dust and mess in the surrounding area are significant stressors and not suitable conditions for anyone to be living in. These conditions also pose a risk to the mental health of our community, particularly for children, whose sleep will be interrupted from 7:00 AM daily. The long-term developmental impact on children and the resulting burden on government resources to manage these public health consequences are significant costs that the Council must consider.

Safety, Infrastructure, and Parking: Saunders Street is a constrained, narrow road. The proposed basement entry/exit point, placed directly opposite existing residential driveways, is a recipe for gridlock. The construction activity will effectively take over the entire area, making egress from our homes a difficult and dangerous task. The impact on street parking will be catastrophic; for residents without garage access, there is no viable alternative, forcing them to park unsafe distances from their homes. I am also deeply concerned about the safety of children and pets navigating an area dominated by heavy demolition and construction traffic, as well as the general risks posed to all pedestrians by the density of this project.

Inappropriate Commercial Integration: The area is physically insufficient to support the increased congestion that ground-floor retail will bring. Instead of "activating" the area, the surge in traffic and the loss of amenity will only deter people from wanting to live in or visit Pyrmont.

The current proposal is a gross over-development of a site that cannot safely support the logistics or the human impact of such a massive project. I urge the Council to refuse this application and prioritise the well-being, safety, and livelihoods of the existing community.

Thank you for your time and serious consideration of these concerns.

Kind regards

From: Angie Xie [redacted]

Sent on: Monday, June 22, 2026 8:25:59 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 a resident of The Mews residential complex in Pyrmont and I would like to express my concerns regarding the proposed development at 26 38 Saunders Street.

As a nearby resident, I am particularly concerned about the scale of the project and the proposed six-level basement excavation. My building has experienced waterproofing and water ingress issues in the past, so I am worried that deep excavation works could affect surrounding buildings through ground movement, groundwater changes or impacts on existing waterproofing systems.

I am also concerned about the disruption that residents may experience during what is likely to be a lengthy construction period. The demolition of the existing building, excavation works and construction of a 37-storey tower are likely to generate significant noise, vibration, dust and construction traffic close to residential properties.

In addition, I am concerned about the impact of a development of this size on the privacy and overall amenity of nearby residents.

While I understand that Pyrmont will continue to develop and grow, I respectfully ask Council to carefully assess the potential impacts on neighbouring residents and ensure that strong monitoring and protection measures are in place before any approval is granted.

Thank you for considering my submission.

From: alex barry [redacted]

Sent on: Monday, June 22, 2026 6:58:10 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Good afternoon

I am writing to formally lodge my objection to DA D/2026/513 at 26-38 Saunders Street, Pyrmont.

The scale of the proposed 37-storey tower and its 190-car parking facility represents an extreme over-development of a highly constrained parcel of land.

My specific planning grounds for objection are detailed below.

1. Not at all in-line with established local buildings.

The proposed 37-storey height represents a severe, departure from the surrounding built environment. The immediate context of Saunders Street is characterised by established, medium-rise residential apartment blocks. The sheer vertical scale of this tower will create a jarring visual anomaly and establish a concerning planning precedent for spot-zoning in the area.

2. Traffic Infrastructure Constraints

The provision of a 190-car parking facility is fundamentally incompatible with the physical capacity of Saunders Street and the surrounding road network. Pyrmont's local road infrastructure is notoriously tight, funneling traffic into severe bottleneck chokepoints at Quarry Master Drive, Miller Street, and Harris Street.

The Traffic Impact Assessment (TIA) submitted with the DA relies on ideal trip-generation models that do not reflect reality. Adding the peak-hour movements of nearly 200 additional vehicles will push local intersections beyond their operational thresholds, causing severe degradation to the Level of Service at key pinch points. Council's planning controls explicitly state that high-density developments should prioritize active transport and Light Rail connectivity while minimizing private vehicle dependency. The scale of this car park completely contradicts those objectives, creating structural gridlock and compromising pedestrian safety on narrow local footpaths.

3. Severe Degradation of Acoustic and Operational local environment

The human cost of this multi-year development cannot be dismissed as a temporary inconvenience. Pyrmont accommodates a dense population of professional residents whose primary places of work are their homes, under permanent remote, flexible and hybrid arrangements.

The multi-year construction timeline—requiring intensive excavation, rock-breaking, and heavy vehicle movements—will create an unmanageable acoustic environment, effectively rendering nearby residential spaces uninhabitable for working professionals during regular hours.

I strongly urge Council and the Sydney City Planning Panel to reject the application in its current form. The proposal

must be heavily amended to radically reduce both overall height and parking capacity to align with the actual infrastructure constraints of Saunders Street.

Please keep me informed of any public exhibitions, independent assessment reports, or scheduled planning panel meetings regarding this matter.

Kind Regards
Alex Barry

From: Anne BOYD [redacted]

Sent on: Monday, June 22, 2026 4:27:49 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Dear Sir/Madam,

I am writing to express my grave concern on this proposed development.
The apartment tower is too large for thie proposed site and will detract from th amenity of neighbouring buildings both in Saunders Street and Jackson's Landing itself.

With the oncoming development of the old Fish Market precinct, the upheaval in terms of building works, traffic congestion, noise and loss amenity to near neighbours, this constitutes chronic over development of this area and is utterly unacceptable, inappropriate and untimely.

I have lived in tJackson's Landing for some 23 years during which time the new towers have all been completed in a timely and considerate manner. The area is now fully developed and our way of life and resultant community is laudable. It's a lovely place to live.

The Sunders street buildings, as they currently exist are architecturally well harmonised. The proposed Tower has no relationship to the area and would stand out like a sore thumb.

I strongly advocate that this development, be delayed, at the very least, until such time as the development of the old Fish Market site is completed. At such time it might be possible to consider upgrading the existing Saunders Street and neighbouring buildings, in their entirety to create a more harmonised area.,

Yours faithfully,

Anne E. Boyd AM
Emerita Professor Anne Boyd

Unit 204
26 Cadugal Avenue,
Pyrmont
NSW 2009 [redacted]

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 23, 2026 7:37:45 AM

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

Subject: FW: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

-----Original Message-----
From: Frank Kosztan [redacted]
Sent: Monday, 22 June 2026 5:15 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Cc: Joseph Bounassif[redacted]; Nick Cai [redacted]
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.
As a unit owner in 21 Cadigal Avenue Pyrmont, the following is our objection to the above proposed development.

1.
Building Shadows - due to the proposed height of this building, the shadow cast by this building will reduce leave surrounding areas in shade for extend periods both during the morning and afternoon. Please refer to the attached Shade Maps. Research also shows that the lack of sunlight in congested city areas has a detrimental effect on building design and habitants. Ref Swinbourne University Of technology 2024 - Design and Architecture.

2.
Increased Traffic Congestion- with the recent opening of the new Fish Markets, the Pyrmont area has become more congested with traffic. Traffic flow from Pyrmont Bridge road towards the Anzac Bridge is blocked by traffic entering from Bridge Road heading east and turning left onto the Anzac Bridge. In turn traffic had increased exponentially in Bank and Saunders streets. It cannot be assumed that people, both homeowners and tenants within the area of the proposed development will not use a motor vehicle, and in many cases these people may have two (2) vehicles. With 10 levels of parking, it is feasible that there will be a significant increase in traffic flow and congestion in and around the Pyrmont area.

3.
Balanced Development - The analogy of a "Balanced development refers to the holistic and equitable growth across various sectors, regions, and social groups within a society or economy. It involves ensuring that no single area or group is disproportionately advantaged or disadvantaged in terms of economic, social, or environmental progress. "
Whilst this is a very broadbrush view, in simple terms the proposed Saunders Street development will impact economically and socially on existing property owners and rental tenants alike. It is likely that the McCafferty community which exists in this area will be economically affected by reduced property prices and also be socially affected by high density population increase which will negatively affect the community lifestyle. The uniqueness and "village" atmospher of the McCafferty area will be lost.

Please review the above concerns and register our objection to this development.

Regards
Frank Kosztan
On behalf of Unit 1601
21Cadigal Avenue
Pyrmont

From: Tory C [redacted]

Sent on: Tuesday, June 23, 2026 11:49:26 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

To the City of Sydney Planning Department,

I am writing to formally object to the development application D/2026/513 for the proposed 37-storey residential tower and 10-storey podium at 26-38 Saunders Street, Pyrmont. As a resident living directly opposite this site, I am deeply concerned about the severe, negative impacts this project will have on our local community.

The sheer scale of the proposal is entirely out of character for this specific pocket of the Pyrmont Peninsula. However, my primary objections relate to the direct daily impacts on amenity, safety, and liveability:

Traffic and Access

Placing the vehicle entry and exit for an additional 190 vehicles directly opposite our building's driveway will create a dangerous bottleneck. Saunders Street is not equipped to handle this volume of concentrated traffic, which will cause significant daily hazards for residents pulling in and out of our homes.

Construction Noise and Impact

Working as an audio visual engineer, my daily operations and equipment rely heavily on a controlled acoustic environment. The prolonged noise, vibration, and dust from excavating six basement levels and constructing 37 storeys will make it nearly impossible to maintain my required sound levels at home. The construction management plan outlines a timeline and staging process that will severely degrade our quality of life for years.

Scale and Overdevelopment

A structure of this height will inevitably cast significant shadows, reducing natural sunlight to surrounding buildings and creating a dense, overdeveloped environment that detracts from the neighborhood's existing character. The area already has strong representation of luxury apartments, and this excessive scale offers little broader community benefit to justify the disruption.

I urge the Council to reject this application in its current form. It represents a massive overdevelopment that prioritizes high-density housing at the direct expense of the existing community's safety, infrastructure, and well-being.

Thank you for your time and consideration.

Sincerely,

Tory Ben Cicciari

Resident, SP 47754

Pyrmont, NSW 2009

From: [redacted]

Sent on: Tuesday, June 23, 2026 11:39:13 AM

To: CMoore@cityofsydney.nsw.gov.au; MBarone@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au; sydney@parliament.nsw.gov.au

CC: OArkins@cityofsydney.nsw.gov.au; SEllsmore@cityofsydney.nsw.gov.au; LGannon@cityofsydney.nsw.gov.au; rkok@cityofsydney.nsw.gov.au; ZMaxwell@cityofsydney.nsw.gov.au; jmiller@cityofsydney.nsw.gov.au; MThompson@cityofsydney.nsw.gov.au; YWeldon@cityofsydney.nsw.gov.au; AWorling@cityofsydney.nsw.gov.au

Subject: SUBMISSION REGARDING PROPOSED REDEVELOPMENT D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 Applicant TM NO.6 PTY LTD

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:

RE: SUBMISSION REGARDING PROPOSED REDEVELOPMENT

D/2026/513

Address

26-38 Saunders Street PYRMONT NSW 2009

Applicant

TM NO.6 PTY LTD

I wish to make a submission regarding the above proposed redevelopment.

PLEASE DO NOT PUBLISH MY CONTACT INFORMATION AT THE END OF THIS MESSAGE

My objections are threefold:

1. Traffic growth
2. Construction implications
3. Scale/character of the building is inappropriate whilst only providing a small percentage of affordable housing that is not even permanent.

My primary concern is the impact that a development of this scale will have on traffic within Pyrmont, both during construction and after the building is completed.

Pyrmont is unique because it is a peninsula with only a limited number of roads providing access in and out of the suburb. Even now, there are frequent traffic delays, particularly during peak periods. As someone who regularly travels in and out of Pyrmont, I have experienced increasing congestion recently. I now find the need to leave 10 minutes earlier than previously simply to get out of Pyrmont and to cross the Anzac Bridge. While this may not sound significant in isolation, it reflects a noticeable and continuing deterioration in traffic conditions before this and other major developments have even been completed.

While there is an understandable emphasis on encouraging the use of public transport, walking and cycling, I do not believe it is realistic to assume that these options are suitable for everyone. Many residents have caring responsibilities, young children, elderly relatives or work commitments that make the use of a private vehicle essential. In my own case, I regularly collect my grandchildren from different pre-school and schools and this would simply not be practical using public transport. My concern is that increasing congestion will continue to make these everyday responsibilities more difficult for existing residents, especially considering that there are few route choices. Even a small change can have a disproportionate impact on traffic in the area.

I also believe that discussions about traffic often focus too heavily on how many cars future residents may own. Even if residents choose not to own a private vehicle, a building of this size will still generate substantial vehicle

movements through deliveries, tradespeople, maintenance contractors, ride-share vehicles, taxis, visitors, removalists, cleaners, building management and emergency services.

My concern is not simply this development on its own, but the cumulative impact of this proposal together with the many other major developments that are already approved or proposed throughout Pyrmont and the Blackwattle Bay precinct. Each project may appear acceptable when assessed individually, but residents experience the combined impact of them all.

I am also concerned about the impact during what is to be yet another lengthy construction period in Pyrmont. Having lived in Pyrmont for 23 years, I know the impact that construction has on residents. During that time there will inevitably be excavation works, heavy vehicles, concrete trucks, construction deliveries, cranes, contractor traffic and temporary traffic management. With several major developments progressing across Pyrmont, the combined effect of overlapping construction activity would be considerable.

I respectfully request that this proposal not be assessed in isolation, but as part of the broader transformation currently occurring throughout Pyrmont. The cumulative effect of this development together with other major residential, commercial and waterfront projects should be carefully assessed.

I also recognize the importance of increasing the supply of affordable housing. However, I believe that a development on this scale should deliver a lasting public benefit that is proportionate to its impact on the surrounding community. If only a relatively small proportion of the development is dedicated to affordable house, particularly if it is for a limited period, then I question whether that sufficiently offsets the significant and permanent impacts on local infrastructure, traffic congestion and neighbourhood amenity.

I am also concerned that the scale of the proposed tower is significantly greater than the surrounding built form. While I recognize that Pyrmont is changing, this proposal appears to represent a substantial increase in height compared with neighbouring buildings. I question whether a tower of this scale is appropriate for this location as it will dominate the local streetscape and alter the character of the area. It will also cause overshadowing on nearby homes and public spaces.

Pyrmont is a great place to live, and I understand that change is part of Sydney's growth. I am not opposed to redevelopment or to providing additional housing in appropriate locations. However, good planning must balance with liveability.

Respectfully, I request approval for this development to be reconsidered due to the cumulative traffic issues, construction impacts, scale and character of this proposal before any decision is made.

Yours faithfully,

[redacted]

From: Steve [redacted]

Sent on: Tuesday, June 23, 2026 1:38:12 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 strongly object to the proposed development at 26–38 Saunders Street, Pyrmont. I live in Harbourview Towers, directly opposite the proposed site, and will be one of the most affected residents if this development proceeds. I have serious concerns about how this proposal will impact my home, my health, and my daily life, both during what will be years of construction and permanently after completion.

This development will fundamentally change the character of the street I chose to live on. A 37 storey tower with a 10 storey podium directly opposite my building is completely out of scale with the existing neighbourhood. I purchased my home with a reasonable expectation about the surrounding environment. A development of this magnitude will inevitably reduce property values for those of us who live opposite, as the desirability of our street as a residential address diminishes under the shadow of a luxury highrise. The construction period alone spanning several years will make my home feel like a building site rather than a place of residence.
Saunders Street and the surrounding roads are already congested and difficult to navigate, particularly during peak hours. I experience this every day. The proposal includes approximately 190 car parking spaces across six basement levels, with vehicle entry and exit points positioned directly opposite the driveways of our building. This will create constant conflict between vehicles entering and exiting both buildings on a street that is already too busy. Beyond residents' vehicles, a development of this size will generate an enormous increase in rideshares, delivery trucks, removalists, tradespeople, and retail customers, all funnelling into a street that was never designed to handle this volume. Bank St during peak hours in the evening is already heavily backed that can take 20-30mins just to get past the one set of lights. I also already find it difficult to safely enter and exit our building's driveway during busy periods. This proposal will turn an occasional frustration into a daily hazard.

I am deeply concerned about the years of construction noise and disruption that will come with building a 37-storey tower and excavating six basement levels directly opposite my home. The excavation alone will involve months of heavy machinery, rock-breaking, and truck movements at close range. Living opposite a major construction site for what will likely be three to five years is not something any resident should have to endure at this scale and proximity. Even after construction is complete, the increased density of hundreds of additional residents, ground floor retail, loading docks, waste collection, and mechanical plant will permanently raise the ambient noise levels on our street.

A 37-storey tower and 10-storey podium built directly opposite will completely transform what I see from my home. Where I currently look out onto a low scale streetscape, I will instead face a wall of apartments and balconies at close range. The podium levels in particular, being at a similar height to many units in our building, will allow direct sightlines into my living spaces. My sense of privacy within my own home will be severely compromised.The sheer bulk of this building will create an oppressive, overbearing presence that dominates the outlook from our building. This is not a minor change, it will fundamentally alter the experience of living here.
A building of this height and bulk will cast significant shadows over our homes, common areas, and outdoor spaces. Access to natural light is essential to wellbeing, and I am concerned that the overshadowing analysis does not adequately account for the real world impact on residents who live at this proximity. The loss of sunlight to my home, particularly during winter months will be substantial and irreversible.

Taken together, these impacts represent a dramatic and permanent reduction in my quality of life. I chose to live here because of the village like character of this part of Pyrmont, its human scale, its relative quiet, and its access to light and air. This proposal would replace all of that with years of construction chaos followed by a lifetime of living opposite an

oversized luxury tower.
Pyrmont already has an abundance of luxury apartment towers and does not need another one, particularly one that comes at such a significant cost to the people who already live here. This proposal has grown from the earlier 33-storey/6-storey scheme that was already considered excessive, to an even larger 37-storey/10-storey development. Each iteration has prioritised developer profit over community impact.

I want to emphasise that these are not concerns I hold in isolation. Through conversations with neighbours in my building and residents of surrounding properties, it is clear that the opposition to this development is widespread and deeply felt. The local community has been discussing this proposal for more than two years, and the sentiment is consistent, this development is too large, too impactful, and wrong for this location. The concerns I have raised above about traffic, noise, privacy, overshadowing, and loss of amenity are echoed by many of the people who live on and around Saunders Street. This is not one person's grievance, it is a shared community view that our neighbourhood is being asked to bear an unreasonable burden for the benefit of a single developer.

I urge Council to refuse this application in its current form and to protect the amenity and liveability of our neighbourhood for the residents who already call it home.

Yours sincerely,
Steve Teng
122 Saunders St, Pyrmont, 2009, NSW, Australia

From: brian orr [redacted]

Sent on: Tuesday, June 23, 2026 3:44:24 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

Opposition to the above Development

Hello Shannon
We very much oppose the development on the Venetian site. It would have been good practice to know who is the human developer and the human applicant but that is outside your control, we assume.
We have owned two units in 122 Saunders Street but have recently sold the unit with the north east aspect looking towards the city. All the estate agents have downgraded the value of all north east units in our building. That has already occurred. Inceasingly buyer agents are recommending their clients not to buy into 122 Saunders Street because of the proposed development. This has resulted in significant declines in property prices in our building, good for buyers not so good for existing residents. These facts can be verified easily.
I do understand the processes that CoS undertake. Our building, as you know, has on so many occasions been subject to fire orders requiring significant expenditure to be made on fire upgrades. CoS passed the building for fire regulations in 1994 and would have been aware at the time that the building would not meet compliance in future years. There appears to be a similar process with this application. It already fails fire safety in so many aspects that it cannot be fully compliant in future when fire regulation amendments will undoubtedly be added to the regulations. We would find it uncomprehensible for CoS not to commission its own report into the adequacy of the proposed fire safety assets.
Another failed aspect of the development is the lack of proper pedestrian corridors around the building. The depth of the proposed pavements are too narrow for ease of use especially those requiring mobile aids. The tree cover choice may be correct but there is insufficient pavement depth to support many of the tree choices. The pavement around each tree is limited by the tree roots lifting the pavers.
Not only that but the wind tunnel effect is so significant at ground level that there would be unnecessary risks for mobile aid users to make a circumference of the proposed development. The development has been showcased for social interaction but adding additional walls in the proposed sitting areas to counter the wind effect defeats any purpose and negates any proposed urban design.
The proposed 37 storey tower which is concave in vertical elevation limits access to the exterior walls and windows. We assume there will not be roof anchor points for exterior access because of the design and that the roof will be a community access point. Will the use of drones be sufficient to meet future maintenance requirements? Has there been adequate provision to meet future access needs?
It is very strange that CoS allows the developer to exceed the planning regulations in regard to height without the implementation of additional requirements to not only pass but to exceed the minimum regulations. Such an imposing project requires council to ensure the finished building will meet each and every aspect of its intended design in good measure. Just ticking an engineering report commissioned by the developer is not good enough in this case. If CoS gets it wrong then the negative effects on neighbouring buildings will be substantial.
Did CoS commission advice from an independent urban designer when it allowed the developer to submit a design over and above the council regulation? If you have lived in the quarter you would know the difficulties presented by such a design. I don't expect council to have lived in the quarter but I would have expected them to get independent advice before proceeding on the submission in the first place. I believe the lack of commissioning and receiving independent reports will be the major reason that CoS fails in its duty to existing residents.
Brian and Alice Orr
19/122 Saunders St Pyrmont 2009

Sent from Outlook for Android

From: fiona campbell [redacted]

Sent on: Tuesday, June 23, 2026 8:13:51 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 have read with great concern this proposed development. I have lived in Pyrmont for 23 years and have seen it become extremely densely populated without any comparable infrastructure being developed. This new proposal will significantly adversely affect the community. Specifically:

- the height proposed is significantly higher than any other buildings and will dwarf neighbours, cast shadows, block views.
- the road system will not cope with that many additional people and vehicles. Already there are significant traffic issues around the Harris St and Pyrmont Bridge Rd, being gridlocked at peak hour. Whilst we enjoy the new Fish Markets, it has significantly added to the traffic problem. Adding a ridiculously large number of apartments with a shopping precinct will make it impossible to move. This will be severely further impacted by the proposed neighbouring wharf development.

Despite the number of large towers in Pyrmont, it still maintains a village atmosphere which will be destroyed by adding such an over large building. I have no objection to a smaller scale addition, providing that roads and other infrastructure are enhanced to support additional people and vehicles.

In summary I object strenuously to this development.

Fiona Campbell
[redacted]

Yahoo Mail: Search, organise, conquer

From: Vaia Webster [redacted]

Sent on: Tuesday, June 23, 2026 4:49:50 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon,

As nearby residents of this development, I wish to lodge an objection to its approval highlighting the following reasons:

- **Overshadowing:** We have waited long enough for the new Bank St Park to be constructed and the areas within it have been planned with the knowledge of shadows and sun at different times of the year as well as those cast from the Anzac Bridge and surrounding buildings. This new development will severely impact the plan for the park and its amenity by causing significant overshadowing. It will also significantly impact the sun and light of neighbouring apartments.
- **Height:** In exceeding the height of the Anzac Bridge it interferes with the Bridge's architectural significance and is not appropriate to the area.
- **Traffic:** The traffic management report is flawed. It does not account for the business of the corner where cycle riders come on and off the Anzac Bridge and the streets meet as well as pedestrians cross**.** The proposal to make the northern Quarry Masters drive loop and Saunders St 'is a disaster waiting to happen'. This is already a heavily congested area as vehicles experience lengthy delays at the Miller/Bank St intersections.

Kind regards, Vaia

Vaia Webster

From: Brenton Booth [redacted]

Sent on: Tuesday, June 23, 2026 2:35:40 PM

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

Subject: Development Application Saunders St Pyrmont

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 a resident of an apartment block “The Clifton” located in Quarry Master Drive, and have concerns regarding the increase flow of traffic in the area with the proposed development in Saunders St.
Currently Saunders St is 2 way traffic with a bike lane reducing the width of the street. Parking is available on both sides of Saunders St limiting traffic to one lane for 2 way traffic which makes access chaotic during peak hour at the very least
Quarry Master Dr. Is a little better as it is wider with parking on both sides however currently 5 entry and access points for the 5 apartment buildings?
Although I am assuming the proposed development will go ahead I have not seen any traffic management plans to control the increased traffic?
Could you please advise or provide me of a traffic management plan for entry and exit for the increased traffic for this precinct?

Kind Regards
Brenton Booth
18/14 Quarry Master Drive
Pyrmont
[redacted]

From: julie rapisarda [redacted]

Sent on: Wednesday, June 24, 2026 1:50:50 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Anzac Bridge is a unique Sydney feature. It is used widely as a photographed backdrop and also its structures in its own right. It is simply not just a bridge for transportation to 'the other side'. Many Australians are very proud of its beauty and stature, which makes it a 'landmark' for the locality. If its height is superseded by a new apartment block in Saunders street the bridges identity is diminished. Regards Julie Rapisarda

Sent from my iPad

From: <jkoulko5[redacted]
Sent on: Wednesday, June 24, 2026 1:05:45 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 a resident at Harbour View Apartments and have big concerns for the proposed development at 26-38 Saunders Street on the grounds it will an ‘eye sore’ to the area and turn the precinct into an urban ‘jungle’.

I oppose the proposed 37 storey height of this building which will have a huge impact on the adjacent residential complexes blocking residents’ light and views. The development in its current form will negatively impact:

- Quality of life – increase in noise pollution, overcrowding and limited privacy will affect residents’ well-being.
- Saunders Street becoming crowded and parking will be a significant issue regardless of public transport infrastructure.
- Increased commercial development will further increase congestion to Saunders Street and the surrounding streets.
- On the character of Pyrmont with such a structure being out of place with the surrounding neighbourhood.

Moreover, the proposed vehicle entry and exit points are directly opposite the harbour View apartment driveway which will become more difficult and dangerous for residents to an already crowded Saunders Street.

The redevelopment of the site will have a significant impact on current residents during the prolonged construction process with ongoing noise and pollution.

The current proposal supports private developers not the community as this proposed development will impact daily quality of life for local residents once completed in its current form.

Any new development must complement the existing urban environment and not detract, destroy what currently makes the Pyrmont precinct a desirable place to live.

For your consideration
Panagiota Kourloufas

Get Outlook for Mac

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: Wednesday, June 24, 2026 3:22:17 PM

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

Subject: FW: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

-----Original Message-----
From: Leone Huntsman [redacted]
Sent: Wednesday, 24 June 2026 1:46 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 the proposed development. It is out of scale with other buildings in the vicinity and blocks light and views to apartments further to the north. There are enough luxury apartments in this area and there are signs of buyer resistance to the large prices expected.

Leone Huntsman
Pyrmont

From: John Kourloufas [redacted]

Sent on: Wednesday, June 24, 2026 3:27:23 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

As a resident if Harbour View Apartments, I do not agree with the proposed building height for 26-38 Saunders Street development. It is out of character with the neighbourhood and immediate buildings and will dominate the landscape affecting the privacy and outlook to existing and proposed residences. Furthermore, it will be detrimental to the daily quality of life for all residents in the area due to the increased access and traffic conditions in the area.

The proposal incorporates commercial premises which will need to be serviced daily adding to vehicle traffic and congestion. Pyrmont is already the densest suburb in Sydney by population and one of the densest in the country with an estimated population density of 15,262 persons per square kilometre.

The surrounding streets are already narrow and crowded. Adding an underground six level basement for 190 vehicles plus will significantly increase congestion and create difficulties entering and existing your residence. For example, the proposed entry and exit driveway is directly opposite Harbour View Apartments' driveway will make it difficult and dangerous for residents.

Sunlight and amenity to surrounding residences will be negatively impacted with the shadowing caused by this proposed structure. The proposal will further block views and light reaching Carmichael Park and loom over the Public Housing block fronting Quarry Master Drive and the public open space adjacent to the stairs up to Distillery Drive.

Significant impact to surrounding residents affecting quality of life will be long and protracted due to demolition and construction with increased noise/dust levels, disruption, traffic congestion, etc.

Pyrmont is renowned for its blend of historic charm and contemporary urban living. The proposed building height goes against maintaining a quality of life. Saunders Street a small boutique neighbourhood to have such a large overbearing development. Any new development must complement the

existing urban environment and not detract from it.

The current proposal supports the private developer not the neighbourhood community. This should not take priority over delivering the best housing outcomes for residents and existing residents.

It will have a negative long term impact to the area. We want community not just high density living. It should more acceptable and consistent with maintaining a quality urban landscape. It must complement the existing urban environment and not detract, destroy what currently makes the precinct a desirable place to live.

For consideration
John Kourloufas

From: [redacted]

Sent on: Thursday, June 25, 2026 8:09:15 AM

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

Subject: D/2026/513Feedback and formal objection

Attachments: APPENDIX A.pdf (71.94 KB), FORMAL OBJECTION TO DEVELOPMENT APPLICATION D.pdf (98.61 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 Assessment Officer,

RE: Development Application D/2026/513
26–38 Saunders Street, Pyrmont NSW 2009

I object to Development Application D/2026/513.

Before considering my submission, I request that the City of Sydney keep private all identifying information contained within my submission, including my full name, residential address, email address, telephone number and any information that could reasonably identify members of my household.

I understand that my submission will be published and may be provided to the applicant and external agencies. I request that all personal identifying information be removed from any publicly available version of my submission wherever possible.

Please find attached my formal objection submission and supporting personal impact statement.

In summary, my objection is based on the following planning grounds:

• Excessive height, scale and visual dominance.
• Failure to adequately demonstrate acceptable solar access impacts on neighbouring properties.
• Wind impacts requiring substantial mitigation.
• Deep soil non-compliance arising from extensive basement development.
• Construction noise and vibration impacts that have not been properly assessed at DA stage.
• Significant excavation, dewatering and groundwater risks associated with six basement levels.
• Tree removal and environmental impacts.
• Glare and reflectivity impacts requiring mitigation.
• Traffic, servicing and cumulative redevelopment impacts.
• Reliance on future mitigation measures, future management plans and future design refinement rather than demonstrated compliance.
• Limited public benefit relative to the scale of development proposed.
• Absence of meaningful onsite social housing outcomes and limited onsite affordable housing outcomes despite the substantial development uplift being sought.
• Inconsistency with the public interest when assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979.

As a resident living directly opposite the site, I will be significantly affected by the demolition, excavation and construction activities associated with this proposal. The likely impacts on residential amenity, quality of life, study and learning environments, and the peaceful enjoyment of existing homes are substantial and should be given considerable weight.

For the reasons set out in the attached submission, I respectfully request that Development Application D/2026/513 be

refused. I can be contacted for further information on [redacted]. Again, please keep this personal information private.

Yours faithfully,

[redacted]

APPENDIX A – PERSONAL IMPACT STATEMENT

Resident Statement of Impact

Development Application D/2026/513

26–38 Saunders Street, Pyrmont NSW

My name is [redacted] and I am a resident of Quarry Master Drive, Pyrmont.

I have lived opposite the subject site and will be directly affected by the proposed demolition, excavation and construction works should this application be approved.

While the preceding submission addresses the planning, environmental and technical deficiencies of the proposal, I wish to outline the practical impacts this development will have on my household and daily life.

Immediate Proximity to the Development

My apartment is located directly opposite the proposed development site.

Unlike residents located further away, I will be exposed to the full intensity of the proposed works, including:

- demolition activities;
- excavation and rock breaking;
- heavy vehicle movements;
- crane operations;
- piling and foundation works;
- dust generation;
- vibration;
- construction noise.

The proposal involves demolition of the existing building, excavation for six basement levels and construction of a tower exceeding 120 metres in height.

This is not a short-term project.

The impacts are likely to continue for several years.

As a [redacted] resident, I have particular concerns regarding noise, dust, construction activity and the loss of amenity associated with being located immediately adjacent to a major construction site.

Impact on the Peaceful Enjoyment of My Home

My home is not simply an investment asset.

It is where I live, rest, work, spend time with family and enjoy daily life.

The proposal will fundamentally alter that environment.

For an extended period, my apartment will be directly exposed to construction activity from early morning through the working day.

The cumulative effect of years of demolition, excavation and construction should not be underestimated.

Residents should be entitled to a reasonable level of peace, comfort and residential amenity within their homes.

The scale and duration of the proposed works will significantly diminish that amenity.

Impact on Study and Educational Outcomes

A particularly important concern for my household is the impact on my daughter.

My daughter is approaching a critical period in her education.

She will be undertaking Higher School Certificate studies and preparing for university-level scientific studies requiring sustained concentration and extensive independent learning.

Her intended academic pathway involves highly demanding scientific subjects that require long periods of uninterrupted focus, problem solving and analytical work.

The environment required for successful study is fundamentally inconsistent with the environment likely to exist immediately opposite a major demolition and construction site.

The prospect of years of construction noise, vibration, heavy vehicle activity and constant disruption during these formative educational years is deeply concerning.

Educational outcomes can be affected by prolonged environmental disturbance, particularly where concentration and quiet study space are essential.

This impact should not be dismissed as a private inconvenience.

Residential neighbourhoods are places where students learn, prepare for examinations and pursue their future opportunities.

The planning system should recognise and protect these legitimate residential functions.

Safety Concerns

I am also concerned about the safety implications associated with such a large construction project in close proximity to established residential buildings.

The proposal involves:

- extensive excavation;
- large construction vehicles;
- heavy machinery;
- delivery movements;
- ongoing construction traffic.

As a nearby resident, I will be exposed daily to these activities.

The increased intensity of construction activity raises legitimate concerns regarding pedestrian safety, vehicle movements and general disruption within the local area.

Mental Wellbeing and Quality of Life

The cumulative effect of prolonged construction activity extends beyond physical impacts.

Years of noise, dust, vibration and disruption inevitably affect quality of life.

The planning process often focuses on built form outcomes and technical compliance.

However, it is important to recognise that these developments affect real people living immediately adjacent to the site.

The loss of enjoyment of one's home, the inability to escape constant construction activity and the ongoing disruption to normal daily life all have a significant effect on wellbeing.

These impacts become particularly acute where residents have little practical ability to avoid them.

Lack of Corresponding Community Benefit

What makes these impacts particularly difficult to accept is the absence of a clear and substantial public benefit that would justify them.

The proposal seeks significant development uplift and will generate substantial private benefit.

However, it appears to provide:

- no meaningful social housing outcome;

- limited onsite affordable housing;
- limited direct community infrastructure benefits.

Existing residents will bear years of disruption while receiving little direct benefit in return.

This imbalance is difficult to reconcile with the broader public interest.

Conclusion

I respectfully request that Council give substantial weight to the impacts this proposal will have on existing residents living immediately adjacent to the site.

The proposal is not an abstract planning exercise.

It will directly affect the daily lives of people who already live in this community.

For my household, the likely consequences include years of construction disruption, loss of residential amenity, impacts on study and learning, reduced enjoyment of our home and a significant decline in quality of life.

For these reasons, and for the planning reasons outlined in my formal objection submission, I respectfully request that Development Application D/2026/513 be refused.

FORMAL OBJECTION TO DEVELOPMENT APPLICATION D/2026/513

26–38 Saunders Street, Pyrmont NSW 2009

Submitted to:

City of Sydney Council

Development Application:

D/2026/513

Applicant:

TM No.6 Pty Ltd

Site:

26–38 Saunders Street, Pyrmont NSW 2009

Objector:

[redacted] Quarry Master Drive, Pyrmont NSW

Date:

25 June 2026

EXECUTIVE SUMMARY

I am a resident of Quarry Master Drive, directly opposite and immediately affected by the proposed redevelopment at 26–38 Saunders Street, Pyrmont.

I object to Development Application D/2026/513 and respectfully request that the application be refused.

This objection is not based upon opposition to redevelopment in principle. Redevelopment of strategically located land can deliver important housing and economic benefits.

However, the applicant bears the burden of demonstrating that the specific development proposed is appropriate having regard to the Environmental Planning and Assessment Act 1979, the Sydney Local Environmental Plan 2012, the Sydney Development Control Plan 2012, the Apartment Design Guide and the public interest.

The applicant has failed to discharge that burden.

The applicant's own evidence reveals:

- significant reliance on future mitigation measures rather than demonstrated outcomes;
- incomplete solar access assessment methodology;
- acknowledged wind impacts requiring mitigation;
- acknowledged glare impacts requiring mitigation;
- deep soil non-compliance;
- substantial excavation and groundwater risk;
- construction noise and vibration impacts deferred to future assessment;
- tree removal;
- significant cumulative impacts;
- limited onsite affordable housing outcomes;
- no meaningful social housing outcome.

The proposal seeks substantial private development benefit while imposing significant and enduring impacts upon existing residents and the public domain.

The demonstrated public benefit is not proportionate to the scale of development sought.

Accordingly, the proposal is not in the public interest and should be refused.

1. STATUTORY FRAMEWORK

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires the consent authority to consider:

(a) the provisions of any environmental planning instrument;

(b) the likely impacts of the development, including environmental impacts on both the natural and built environment and social and economic impacts in the locality;

(c) the suitability of the site for the development;

(d) any submissions made; and

(e) the public interest.

This submission addresses each of these matters.

2. OVERARCHING CONCERN – COMPLIANCE IS ASSERTED, NOT DEMONSTRATED

A recurring theme throughout the DA package is that compliance is dependent upon:

- future management plans;
- future design refinement;
- future mitigation measures;
- future public domain outcomes;
- future operational controls.

The applicant repeatedly asks Council to assume that identified impacts will ultimately be resolved.

This approach is inconsistent with the statutory obligation of the consent authority to determine whether the proposal is acceptable at DA stage.

The proposal should be assessed on demonstrated outcomes, not future assumptions.

3. EXCESSIVE HEIGHT, SCALE AND INTENSITY

The proposal comprises:

- approximately 39 storeys;
- approximately 122.7 metres in height;
- six basement levels;
- approximately 175 apartments;
- retail and food and beverage uses.

The development represents a substantial intensification of the site.

The applicant relies heavily on design excellence arguments to justify the resulting bulk and scale.

Design excellence does not automatically justify increased height, increased visual dominance or increased impacts on surrounding residents.

The applicant has not demonstrated that the scale of development proposed is proportionate to the public benefits delivered.

4. FAILURE TO ADEQUATELY DEMONSTRATE SOLAR ACCESS OUTCOMES

The applicant's own ADG Compliance Report acknowledges that detailed façade and fenestration information for neighbouring properties was unavailable and that solar access analysis was undertaken using massing models rather than detailed neighbouring building data.

Despite this acknowledged limitation, the report concludes that there are no major adverse effects.

That conclusion is unsupported by the methodology employed.

The applicant cannot reliably assess impacts on neighbouring living areas, balconies, communal open space and private open space without detailed information regarding those properties.

The Solar Access Assessment focuses primarily on the sunlight received by apartments within the proposed development itself.

It does not adequately assess impacts upon surrounding residents.

Accordingly, the applicant has failed to demonstrate that solar access impacts are acceptable.

5. WIND IMPACTS REQUIRE SUBSTANTIAL MITIGATION

The applicant's own material confirms that wind mitigation measures are required.

The Wind Assessment and ADG Compliance material acknowledge the need for wind protection and wind mitigation treatments.

The significance of this admission is straightforward.

The tower generates adverse wind conditions that require mitigation.

The applicant has therefore not demonstrated that the proposal naturally satisfies wind objectives.

Rather, the proposal is only said to comply once mitigation measures are implemented and maintained.

The development's acceptability is therefore contingent upon future operational outcomes rather than demonstrated performance.

6. DEEP SOIL NON-COMPLIANCE

The Statement of Environmental Effects expressly acknowledges that the proposal does not strictly satisfy the definition of deep soil because significant portions of the landscaped areas are located above basement structures.

This admission is significant.

Deep soil controls exist to support:

- long-term tree health;
- groundwater recharge;
- biodiversity;
- urban cooling;
- environmental resilience.

The proposal's extensive basement structure substantially limits genuine deep soil outcomes.

The applicant has therefore failed to fully achieve the objectives of the relevant controls.

7. CONSTRUCTION NOISE AND VIBRATION HAVE NOT BEEN PROPERLY ASSESSED

The proposal involves:

- demolition;
- excavation;
- dewatering;
- tree removal;
- six basement levels;
- tower construction.

These activities will generate significant construction impacts.

However, the Noise and Vibration Impact Assessment does not provide a detailed construction noise and vibration assessment.

Instead, detailed assessment is deferred to a future Construction Noise and Vibration Management Plan.

This is inadequate.

Construction noise and vibration impacts are central environmental impacts of the proposal and should be assessed before consent is granted.

The applicant's own acoustic material acknowledges:

- nearby residential buildings are noise-sensitive receivers;
- vibration can adversely affect quality of life;
- construction noise may exceed management levels requiring mitigation and respite periods.

The proposal therefore fails to provide sufficient information for a proper assessment of construction impacts.

8. EXCAVATION, DEWATERING AND GROUNDWATER RISKS

The proposal includes approximately six basement levels and excavation to approximately 22 metres below ground level.

The hydrogeological material acknowledges the need to assess impacts arising from groundwater drawdown.

Groundwater drawdown can result in:

- settlement;
- impacts on adjacent structures;

- impacts on retaining systems;
- impacts on utilities and infrastructure.

The applicant has not adequately demonstrated that these risks can be managed without adverse impacts on surrounding properties.

Given the scale of excavation proposed, uncertainty remains significant.

9. TREE REMOVAL AND ENVIRONMENTAL IMPACTS

The Arboricultural Impact Assessment confirms that tree removal is required.

The proposal removes established vegetation while simultaneously relying upon landscaping as a key environmental benefit.

The environmental values currently provided by mature vegetation cannot be immediately replaced by new planting.

The proposal therefore results in a net environmental loss for a substantial period of time.

10. REFLECTIVITY AND GLARE IMPACTS

The Reflectivity Assessment identifies potential glare impacts affecting surrounding streets and public areas.

The report concludes that impacts can be managed through:

- façade treatments;
- reduced reflectivity;
- glazing setbacks;
- architectural screening.

This is an acknowledgement that the building generates adverse glare impacts in its unmitigated form.

Again, the proposal's acceptability depends upon ongoing mitigation measures rather than inherent design performance.

11. TRAFFIC, SERVICING AND CUMULATIVE IMPACTS

The proposal will generate substantial additional activity through:

- residential occupation;
- retail uses;
- servicing;
- waste collection;
- construction activity.

The surrounding road network is already experiencing pressure from ongoing redevelopment across the Pyrmont Peninsula.

The applicant has not adequately demonstrated that cumulative impacts arising from concurrent redevelopment have been properly assessed.

12. FAILURE TO DELIVER MEANINGFUL SOCIAL OR AFFORDABLE HOUSING OUTCOMES

The proposal seeks significant planning uplift and substantial private development benefit.

The Statement of Environmental Effects relies primarily upon affordable housing contributions rather than the delivery of meaningful onsite social or affordable housing outcomes.

The proposal does not appear to provide:

- social housing dwellings;
- community housing dwellings;
- key worker housing;
- a significant onsite affordable housing component.

This is a critical deficiency.

The proposal removes existing housing stock and imposes significant impacts upon the community.

The public is entitled to expect a meaningful housing affordability outcome proportionate to the scale of development sought.

The applicant has not demonstrated this.

13. PUBLIC INTEREST

The proposal imposes substantial burdens upon existing residents, including:

- years of demolition;
- years of excavation;
- years of construction;
- noise and vibration impacts;
- environmental impacts;
- visual impacts;
- traffic impacts.

In return, the proposal offers limited and uncertain public benefits.

The balance weighs against approval.

The proposal is therefore not in the public interest.

CONCLUSION

For the reasons set out above, Development Application D/2026/513 should be refused.

The applicant has not demonstrated that the proposal:

- adequately protects residential amenity;
- adequately manages environmental impacts;
- provides proportionate public benefits;
- delivers meaningful affordable or social housing outcomes;
- satisfies the public interest.

The proposal relies too heavily on future mitigation, future management plans and future design refinement.

The consent authority should not assume that these future actions will resolve the deficiencies identified in the DA package.

Accordingly, I respectfully request that Development Application D/2026/513 be refused.

From: Julz [redacted]
Sent on: Thursday, June 25, 2026 9:47:30 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 City of Sydney,

Whilst, I'm not against development (having resided in Pyrmont for over 26years, and seen the suburb change considerably), I strongly view the proposed 37 storey development is excessive and keen to seek a reduced footprint to ensure negative impacts to existing residents/homeowners are minimised.

RE: Proposed 37 storey development at 26-38 Saunders St, Pyrmont, NSW 2009, can the City of Sydney Department of Planning please provide an explanation for the following:
1. Rationale for approving the change from 33 storey and 6 level podium in 2024 (which was already considered excessive) to the proposed 37 storey and 10 level podium development?
2. Consideration/ impact and how traffic congestion will be addressed on Saunders/Quarry Masters St, given the existing cycle way to/off ANZAC bridge is often precarious for pedestrians and cyclists? Strongly recommend the proposed car park entrance is relocated to the existing site's car park entrance on Quarry Master Drive
3. Environmental impact assessment on increased noise level to existing residents?
4. Blockage of natural sunlight to residents living in 122 Saunders street in the morning and residents living in 14, 14A and 40 Quarry Masters Drive in the afternoon?
5. How does the new development co-exist with the history of the area/Pyrmont's character?
6. What environmental impact assessment has been conducted on the street level shadowing and wind tunnel effect?
7. The mature jacarandas offer a beautiful vista and canopy to the streets each and every spring. Removal of established trees, can City of Sydney please ensure/instruct the developers to retain and replant the existing mature trees within the surrounding streets?
8. Obstruction of iconic Sydney Harbour bridge views, can the City of Sydney, explain how/ why it's permitting an excessive development that will completely obliterate existing residents' view of the Harbour Bridge?
9. During demolition and construction, what are the plans to address and minimise:
- noise pollution
- traffic congestion
- dust/concrete pollution
- pedestrian accidents?

Pyrmont is already a high density suburb, the redevelopment of the old Fish Market site will do doubt provide plenty of new residential and commercial opportunities. The proposed development on the narrow streets of Saunders St/Quarry Master Drive is excessive and needs to be drastically reduced.

Thank you,
Julie

From: Maria Voyage [redacted]
Sent on: Thursday, June 25, 2026 2:26:57 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: RE DA D/2026/513 26-38 SAUNDERS STREET, PYRMONT 2009 - OBJECTION
Urgent: High

Attachments: 1000038275.jpg (218.64 KB), 1000038272.jpg (218.15 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.

RE DA D/2026/513 26-38 SAUNDERS STREET, PYRMONT 2009
OBJECTION

As a longterm resident of Pyrmont, I strongly object this development proposal for the following reasons:

1. Excessive Height, Bulk , Scale and Overdevelopment

The current property is 5-6 storeys high. The proposal for this DA is a building of 38 storeys. This is absolutely inconsistent with any surrounding development. The proposal is at least 10 storeys higher than buildings marked for redevelopment in the Pyrmont/Ultimo rezoning plan. The information submitted with the DA boasts:

*"Set to become **Pyrmont's tallest residential building**, the project will offer sweeping views of the ANZAC Bridge and north, to Sydney Harbour and the Harbour Bridge, alongside premium wellness and lifestyle amenities for residents." Toohey Miller*

https://eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!!AS4KZtTw%2fIWJDPgBCU4ulY7wWbOV5cjxOrXQ1A%3d%3dTjeGdSgSxsU%3d&ext=PDF&filesize=6711705&modified=2026-04-15T05:58:42Z

I submit that this statement is nothing to be proud about. The proposal calls for a tower that is on par with the height of the Anzac Bridge. The height of this building is excessive and totally out of character with the established neighbourhood. The proposed height will dominate adjacent and adjoining properties. The size and bulk off the proposal aims to maximise the footprint of the site without considering the surrounding residential environment, The proposed height and bulk of the proposal is only consistent with Sydney CBD buildings or a development on Queensland's Gold Coast - it is definitely NOT suitable for a suburban area such as Pyrmont.

2. Overdevelopment of the Site

The DA aims appears to maximise the footprint of the sited without considering other established buildings and the current residential environment. The intensity of the development is likely to place unreasonable pressure on local infrastructure and community facilities.

3. Loss of Privacy

The number and location of balconies, windows and communal areas on the proposal will overlook adjoining homes and private open spaces, resulting in a substantial loss of privacy for neighbouring residents.

4. Overshadowing and Wind

The excessive height of this proposal will cause the properties boundary streets to have no natural sunlight. With the reduction of natural sunlight, there will be overshadowing of adjoining residences.

The proposal will also cause a wind tunnel in the boundary streets – which is the case in Pyrmont streets that already have established high rise buildings. The excessive height of this proposal will cause the properties boundary streets to have no natural sunlight. With the reduction of natural sunlight, there will be overshadowing of adjoining residences.

The proposal will also cause a wind tunnel in the boundary streets – which is the case in Pyrmont streets that already have established high rise buildings.

5. Increased Traffic and Parking Congestion

The width of Saunders Street has already been reduced by the existing bike lanes which have taken up one third of the road. The bike lanes are the only direct access for cyclists to the Anzac Bridge. Cyclists' safety is as risk with more vehicle movements that will be generated by construction of this proposal and future residential vehicles. Since the introduction of the bike lanes, two cars cannot pass side by side on this narrow street. Saunders Street is not fit for additional vehicle movements and congestion on this already busy road.

Quarry Masters Road on the opposite side of the proposed development is also a narrow street. Access from the adjoining Banks Street is also highly congested already, especially during peak times onto the Anzac Bridge.

6. Overcrowding and Pressure on Local Amenities

The number of apartments proposed will substantially increase the local population, placing additional pressure on roads, public transport, schools etc. Ultimo Public School is the only public school in the area and it is already full.

Blackwattle Bay High Secondary School Campus for Years 11 and 12 only, is also at capacity. There is no NSW government high school in the vicinity of Pyrmont for Years 7-10 students.

7. Noise and Residential Amenity

The established, quiet amenity of the area will be diminished by the increased number of occupants, visitors, deliveries and vehicle movements will result in greater levels of noise and disturbance, diminishing the quiet residential character currently enjoyed by neighbouring residents. Long term owners will lose views which will impact on the value of their homes.

8. Impact on Neighbourhood Character

The proposed development is out of character with the existing low-density residential environment. Its size and appearance would set an undesirable precedent for future overdevelopment within the area.

In the submitted 'Architectural Design Statement' , the proposal repeatedly mentions there will be an access directly from the proposed building to Carmichael Park -*'At the north the street wall pulls back to extend Carmichael Park across Quarry Master Dr'* and *'the northern pocket park publicly accessible spaces that promote social interaction between residents and the general public*.'

Carmichael Park, which the DA frequently mentions, is only a thin grassy strip beside Distillery Drive, Pyrmont which has no facilities such as seating, tables, BBQ facilities, children's play equipment etc. The vegetation is maintained by Pyrmont Ultimo Landcare. The park is used by residents in the area who take their dogs there to relieve themselves. So I submit that the information in the DA is misleading. The DA proposal mentions direct access to this part but does not adequately explain the access.

9. Reduction in Property Amenity

The combined impacts of the size of this development in overlooking, overshadowing, increased traffic, noise, visual bulk and value of surrounding properties will significantly affect current owners and residents.

10. Sustainability

Redevelopment and demolition of the existing, full brick building will result in megalitres of debris and cause other environmental damage. This is certainly against City of Sydney sustainability and environmental published strategies.

11. Promoting Social Interaction

The DA states:

** "The central courtyard, through-site links and northern pocket park '**are publicly accessible spaces**'that promote social interaction between residents and '**the general public**'"* and "*These spaces create a vibrant, connected environment that supports residents **'and wider communities'.**"*

It is inconceivable that the residents will allow the 'general public' and **'wider community' into areas in their private residential areas -even if it is the so-called 'intent' of the DA. Excuses such as security, vandalism, vagrancy and rubbish will be used to restrict these areas to non-residents.**

*High-density residential units, small retail tenancies and a large commercial media development to the south. The proposed development contributes to these existing uses and character with the addition of residential units***that suit the market demand for the area, small ground floor retail tenancies ...**

Pyrmont is already one of Sydney's highest density mixed-use precincts. With the proposed old Fish Markets development, the Pyrmont Place development on Wattle Street and the fact that Pyrmont is currently awash with empty tenancies - restaurants, cafes, office space, retail shops, an oversized development of this scale is unnecessary and inappropriate for the area. PYRMONT IS FULL!

For these reasons, I respectfully request that Council refuse this development application. Should Council be minded to approve the proposal, I request that substantial modifications be required to reduce the building height and overall scale, improve setbacks, protect neighbouring privacy, minimise overshadowing, and address traffic, parking and infrastructure impacts.

I ask that my submission be taken into full consideration during the assessment process, and that I be notified of any decision relating to this application.

Yours faithfully

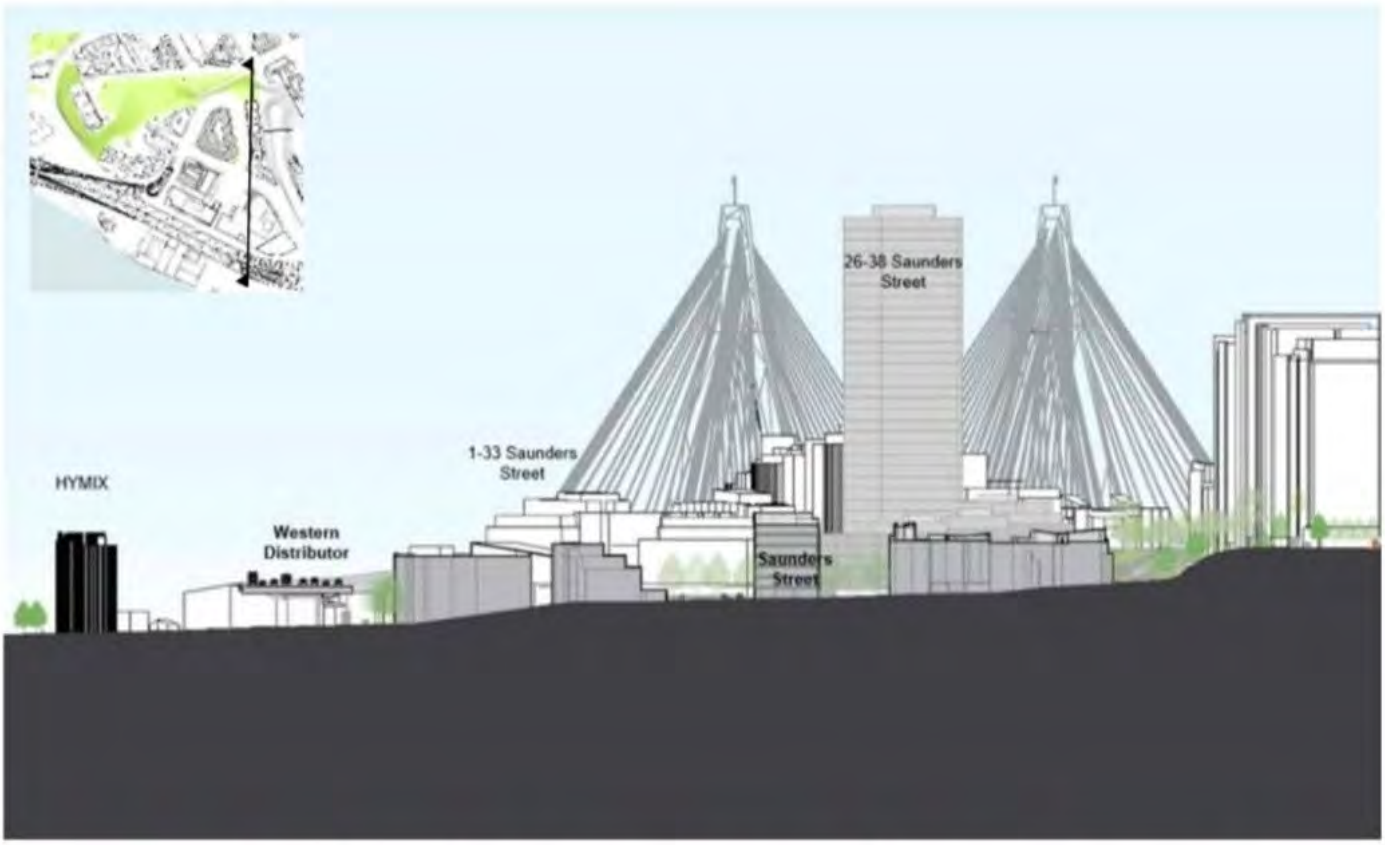


Figure 96 - cross section looking west showing 26-38 Saunders St envelope as exhibited late 2024

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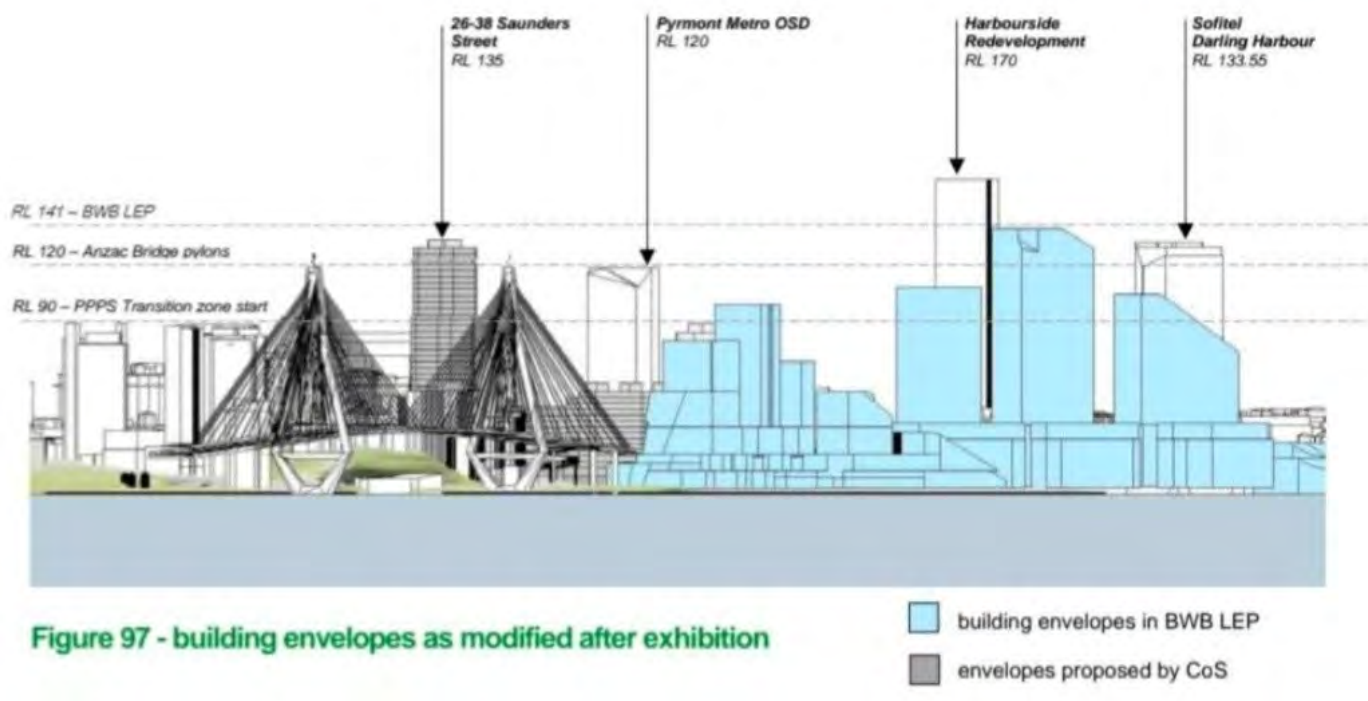


Figure 97 - building envelopes as modified after exhibition



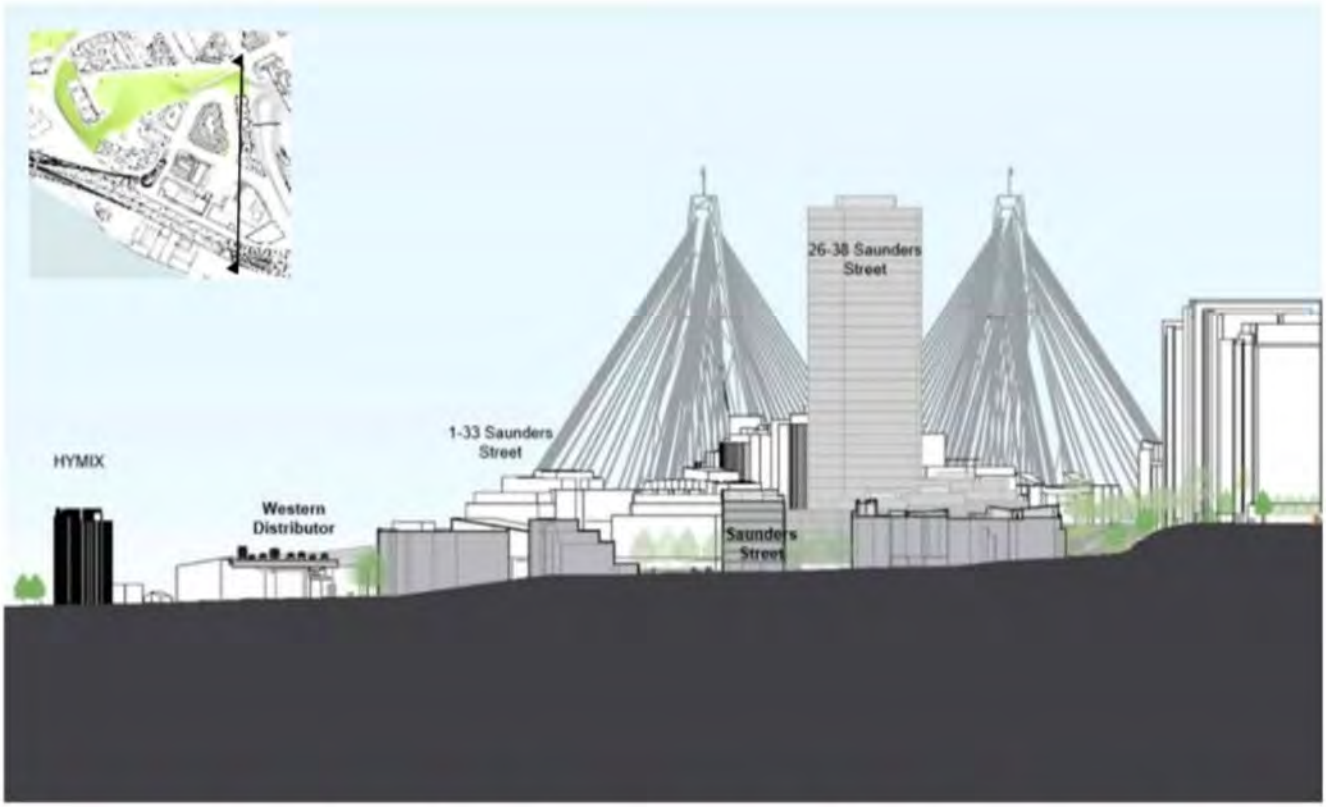


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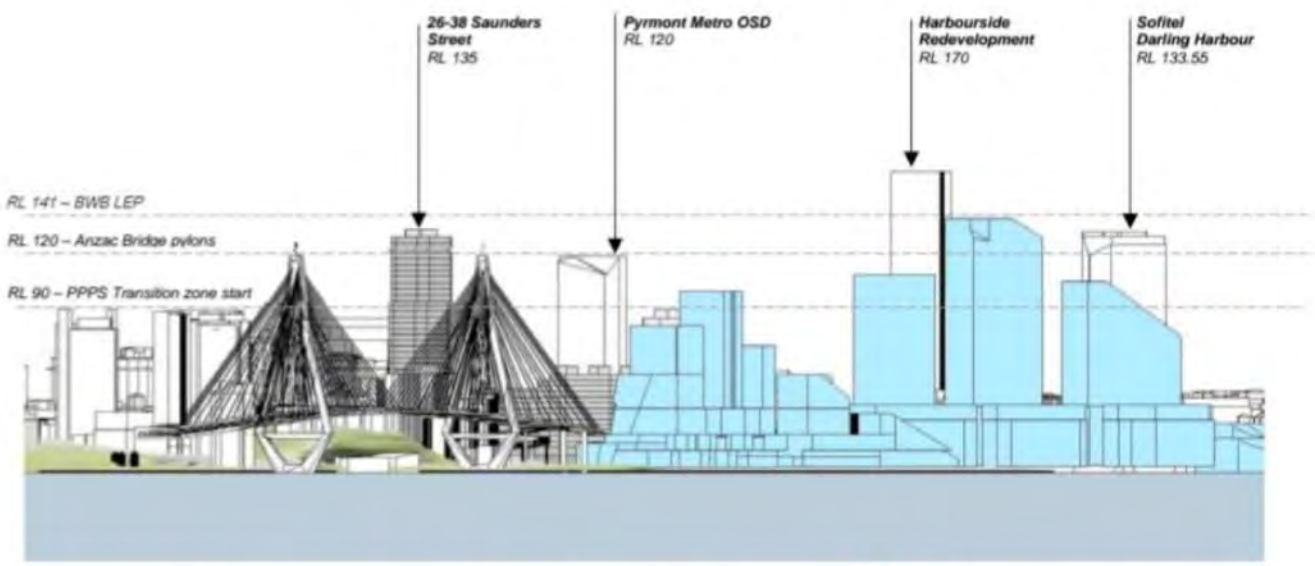


Figure 97 - building envelopes as modified after exhibition



From: Maria Voyage [redacted]
Sent on: Thursday, June 25, 2026 2:34:31 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: RE DA D/2026/513 26-38 SAUNDERS STREET, PYRMONT 2009 - OBJECTION
Urgent: High

Attachments: 1000038275.jpg (218.64 KB), 1000038272.jpg (218.15 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.

RE DA D/2026/513 26-38 SAUNDERS STREET, PYRMONT 2009
OBJECTION

As a longterm resident of Pyrmont, I strongly object this development proposal for the following reasons:

1. Excessive Height, Bulk , Scale and Overdevelopment

The current property is 5-6 storeys high. The proposal for this DA is a building of 38 storeys. This is absolutely inconsistent with any surrounding development. The proposal is at least 10 storeys higher than buildings marked for redevelopment in the Pyrmont/Ultimo rezoning plan. The information submitted with the DA boasts:

*"Set to become **Pyrmont's tallest residential building**, the project will offer sweeping views of the ANZAC Bridge and north, to Sydney Harbour and the Harbour Bridge, alongside premium wellness and lifestyle amenities for residents." Toohey Miller*

https://eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!!AS4KZtTw%2fIWJDPgBCU4ulY7wWbOV5cjxOrXQ1A%3d%3dTjeGdSgSxsU%3d&ext=PDF&filesize=6711705&modified=2026-04-15T05:58:42Z

I submit that this statement is nothing to be proud about. The proposal calls for a tower that is on par with the height of the Anzac Bridge. The height of this building is excessive and totally out of character with the established neighbourhood. The proposed height will dominate adjacent and adjoining properties. The size and bulk off the proposal aims to maximise the footprint of the site without considering the surrounding residential environment, The proposed height and bulk of the proposal is only consistent with Sydney CBD buildings or a development on Queensland's Gold Coast - it is definitely NOT suitable for a suburban area such as Pyrmont.

2. Overdevelopment of the Site

The DA aims appears to maximise the footprint of the sited without considering other established buildings and the current residential environment. The intensity of the development is likely to place unreasonable pressure on local infrastructure and community facilities.

3. Loss of Privacy

The number and location of balconies, windows and communal areas on the proposal will overlook adjoining homes and private open spaces, resulting in a substantial loss of privacy for neighbouring residents.

4. Overshadowing and Wind

The excessive height of this proposal will cause the properties boundary streets to have no natural sunlight. With the reduction of natural sunlight, there will be overshadowing of adjoining residences.

The proposal will also cause a wind tunnel in the boundary streets – which is the case in Pyrmont streets that already have established high rise buildings. The excessive height of this proposal will cause the properties boundary streets to have no natural sunlight. With the reduction of natural sunlight, there will be overshadowing of adjoining residences.

The proposal will also cause a wind tunnel in the boundary streets – which is the case in Pyrmont streets that already have established high rise buildings.

5. Increased Traffic and Parking Congestion

The width of Saunders Street has already been reduced by the existing bike lanes which have taken up one third of the road. The bike lanes are the only direct access for cyclists to the Anzac Bridge. Cyclists' safety is as risk with more vehicle movements that will be generated by construction of this proposal and future residential vehicles. Since the introduction of the bike lanes, two cars cannot pass side by side on this narrow street. Saunders Street is not fit for additional vehicle movements and congestion on this already busy road.

Quarry Masters Road on the opposite side of the proposed development is also a narrow street. Access from the adjoining Banks Street is also highly congested already, especially during peak times onto the Anzac Bridge.

6. Overcrowding and Pressure on Local Amenities

The number of apartments proposed will substantially increase the local population, placing additional pressure on roads, public transport, schools etc. Ultimo Public School is the only public school in the area and it is already full.

Blackwattle Bay High Secondary School Campus for Years 11 and 12 only, is also at capacity. There is no NSW government high school in the vicinity of Pyrmont for Years 7-10 students.

7. Noise and Residential Amenity

The established, quiet amenity of the area will be diminished by the increased number of occupants, visitors, deliveries and vehicle movements will result in greater levels of noise and disturbance, diminishing the quiet residential character currently enjoyed by neighbouring residents. Long term owners will lose views which will impact on the value of their homes.

8. Impact on Neighbourhood Character

The proposed development is out of character with the existing low-density residential environment. Its size and appearance would set an undesirable precedent for future overdevelopment within the area.

In the submitted 'Architectural Design Statement' , the

proposal repeatedly mentions there will be an access directly from the proposed building to Carmichael Park -*'At the north the street wall pulls back to extend Carmichael Park across Quarry Master Dr'* and *'the northern pocket park publicly accessible spaces that promote social interaction between residents and the general public*.'

Carmichael Park, which the DA frequently mentions, is only a thin grassy strip beside Distillery Drive, Pyrmont which has no facilities such as seating, tables, BBQ facilities, children's play equipment etc. The vegetation is maintained by Pyrmont Ultimo Landcare. The park is used by residents in the area who take their dogs there to relieve themselves. So I submit that the information in the DA is misleading. The DA proposal mentions direct access to this part but does not adequately explain the access.

9. Reduction in Property Amenity

The combined impacts of the size of this development in overlooking, overshadowing, increased traffic, noise, visual bulk and value of surrounding properties will significantly affect current owners and residents.

10. Sustainability

Redevelopment and demolition of the existing, full brick building will result in megalitres of debris and cause other environmental damage. This is certainly against City of Sydney sustainability and environmental published strategies.

11. Promoting Social Interaction

The DA states:

** "The central courtyard, through-site links and northern pocket park '**are publicly accessible spaces**'that promote social interaction between residents and '**the general public**'"* and *"These spaces create a vibrant, connected environment that supports residents **'and wider communities'.**"*

It is inconceivable that the residents will allow the 'general public' and **'wider community' into areas in their private residential areas -even if it is the so-called 'intent' of the DA. Excuses such as security, vandalism, vagrancy and rubbish will be used to restrict these areas to non-residents.**

*High-density residential units, small retail tenancies and a large commercial media development to the south. The proposed development contributes to these existing uses and character with the addition of residential units***that suit the market demand for the area, small ground floor retail tenancies ...**

Pyrmont is already one of Sydney's highest density mixed-use precincts. With the proposed old Fish Markets development, the Pyrmont Place development on Wattle Street and the fact that Pyrmont is currently awash with empty tenancies - restaurants, cafes, office space, retail shops, an oversized development of this scale is unnecessary and inappropriate for the area. PYRMONT IS FULL!

For these reasons, I respectfully request that Council refuse this development application. Should Council be minded to approve the proposal, I request that substantial modifications be required to reduce the building height and overall scale, improve setbacks, protect neighbouring privacy, minimise overshadowing, and address traffic, parking and infrastructure impacts.

I ask that my submission be taken into full consideration during the assessment process, and that I be notified of any decision relating to this application.

Yours faithfully

Maria Voyage

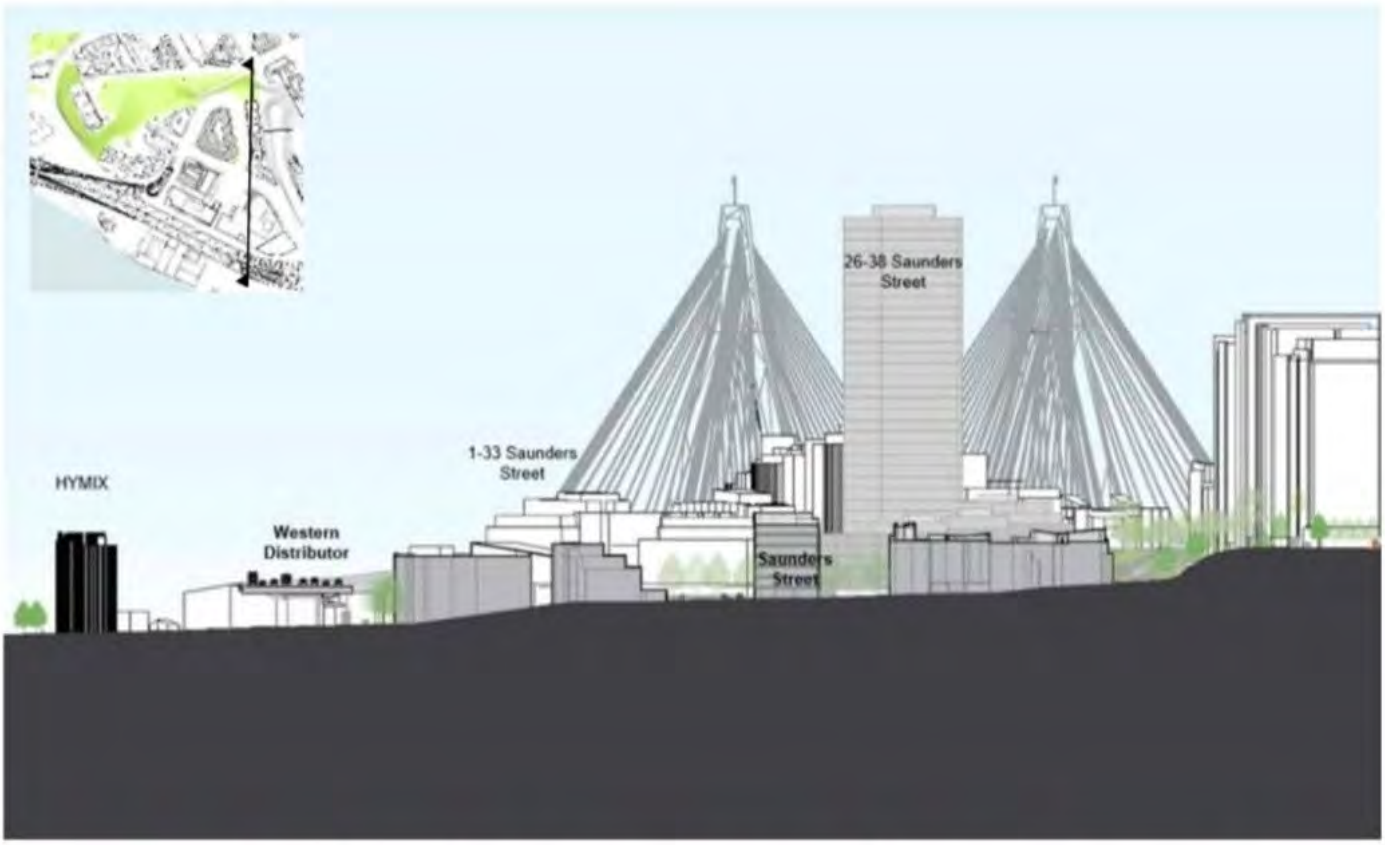


Figure 96 - cross section looking west showing 26-38 Saunders St envelope as exhibited late 2024

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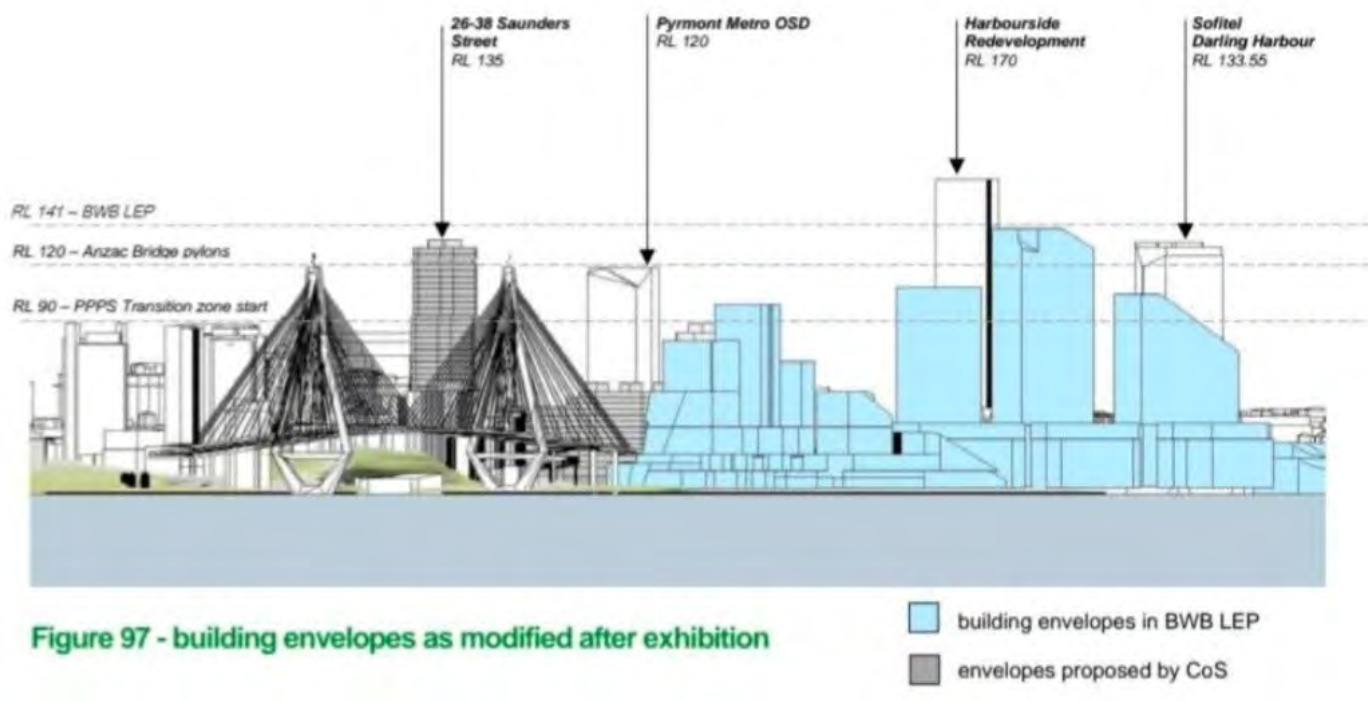


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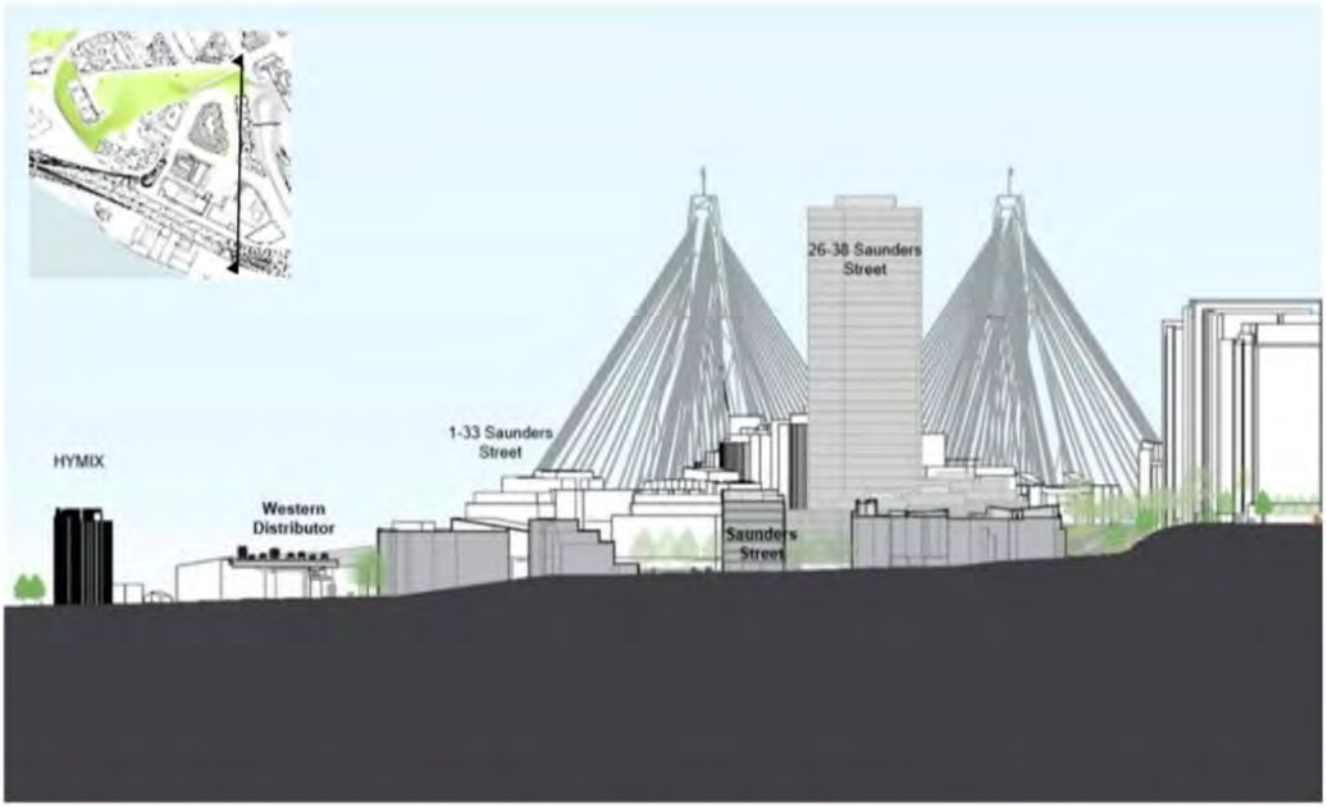


Figure 96 - cross section looking west showing 26-38 Saunders St envelope as exhibited late 2024

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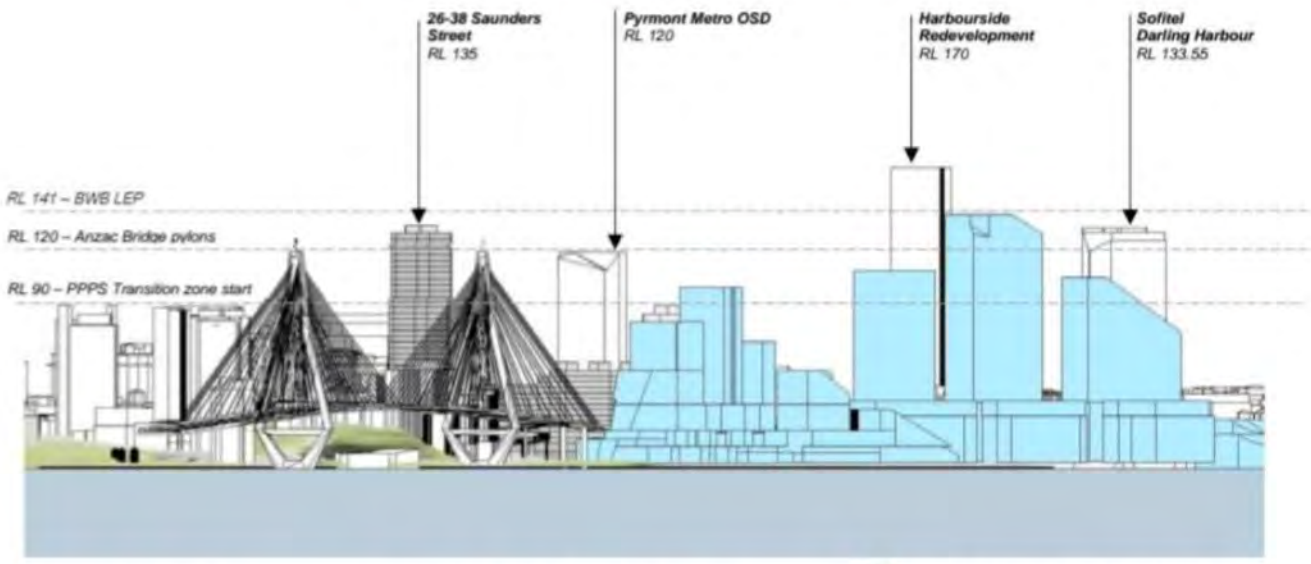


Figure 97 - building envelopes as modified after exhibition



From: Julie Reid [redacted]

Sent on: Friday, June 26, 2026 10:15:44 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Fwd: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 as a concerned resident of the Pyrmont neighbourhood about the proposed development at 26-38 Saunders Street, Pyrmont.

The proposed development is of extreme proportions for the area, in particular :-
- the tower height competing with that of our significant Anzac Bridge.
- the number of apartments leading to a high number of extra cars in surrounding narrow streets with limited exit points. These are high end apartments so car parks will be expected.
- the reduction in the number of low cost apartments is concerning as this neighbourhood, with its proximity to the city and transport options, is important for many city employees that keep the city and beyond operating.
- there is a very high volume of cyclists that use the streets bordering the proposed development to access the Anzac Bridge. Any increase in cars and pedestrians in this area would need to be very carefully managed.
- the proposed size and style of the apartment complex should not set a precedent to the development of the beautiful foreshore area of Blackwattle Bay and the old Fish Market area. There will be considerable loss of light and sunshine to surrounding areas from a development of this immense size that is incongruous to the neighbourhood.
- the new Fish Market will lose its appeal if its main view is destroyed by a conglomeration of super tall high rise apartments as well as gridlocked streets with outsiders trying to access the Fish Market while residents are trying to drive home.

From a concerned Pyrmont resident,
Julie Reid
Pyrmont

From: Nouvelle Thwaites [redacted]

Sent on: Friday, June 26, 2026 10:54:08 AM

To: City Concierge <CityConcierge@cityofsydney.nsw.gov.au>

Subject: Proposed development: Reference Number D/2026/513 - site address 26-38 Saunders Street, Pyrmont NSW 2009

Attachments: site address 26-38 Saunders st proposal.docx (18.75 KB)

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

Please see attached my objection to the referred above development proposal.

Yours sincerely
Nouvelle Thwaites

[redacted]

Good afternoon

Re: Applicant Name: TM NO 6 Pty Ltd

Reference Numbe: D/2026/513

Site address: 26-38 Saunders Street, Pyrmont NSW 2009

Proposed development: Strata plan consolidation, demolition of existing building, excavation, earthworks, tree removal, and construction of shop=top housing.

I Nouvelle Thwaites

“Tara” Unit 11/2-10 Quarry Master Drive, Pyrmont 2009,

[redacted]

[redacted]

am lodging my OBJECTION in this submission to the City of Sydney Council as follows:

1. **Impact on residential access and safety**
   During construction and after completion, this proposal would significantly affect residents of Tara by impacting the entrance and driveway to my residential building. This access point is already close to a busy road environment, and any additional construction activity, traffic movements or changes to vehicle access would increase safety risks for residents, visitors and pedestrians.

2. **Road congestion and traffic impacts**
   Quarry Master Drive, Saunders Street, Miller Street, Bank Street and Bridge Road are already heavily congested. The entrance and exit lanes to and from the Anzac Bridge are also struggling to accommodate current traffic volumes. Additional development traffic would further worsen congestion and increase pressure on an already constrained road network.

3. Since the bike lane was added, Saunders Street has effectively become a one-way street, yet it continues to be used as a two-way street. I do not object to bike lanes in principle, but I object when they are installed in unsuitable locations.

4. Residents who purchased property in this area value its quiet character, amenity and existing views. The proposed development would diminish these qualities and may reduce property values if residents choose to sell in the future.

5. Shopping trolleys, shared bikes and home-delivery bikes are already a city-wide issue and are not being adequately controlled. Adding a 37-storey tower, a 10-

storey podium, ground-floor retail and six basement parking levels for 190 vehicles would place further pressure on this small area and worsen existing management and safety concerns.

6. Small businesses in the area would also be affected by this development. These businesses are run by everyday Australians working to make a living and contribute to the character and amenity of the local environment. I enjoy and support the convenience of these amenities.

7. I do not wish to live near or above a retail precinct. Had this been the nature of the area when I purchased my property, I would have chosen to buy elsewhere.

   I do hope careful consideration by the council will be given to my objections- as well as those of others - and this development application will not be given approval.

   Yours sincerely

   Nouvelle Thwaites
   24/06/2026

From: [redacted]

Sent on: Friday, June 26, 2026 12:28:11 PM

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

CC: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; Jess Miller <JMiller@cityofsydney.nsw.gov.au>; Zann Maxwell <ZMaxwell@cityofsydney.nsw.gov.au>; aworking@cityofsydney.nsw.gov.au; Olly Arkins <OArkins@cityofsydney.nsw.gov.au>; ore@cityofsydney.nsw.gov.au; government.architect@planning.nsw.gov.au

Subject: Objection to DA D/2026/513 26-38 Saunders St Pyrmont

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 strongly object to DA D/2026/513.

26-38 Saunders St Pyrmont NSW 2009.

I would like my name and address kept private.

I know this will not make any difference as the horse has already bolted but I would like my objection put on record.

I am asking to put yourselves in the shoes of the current residents of Quarry Master Drive and Saunders St who purchased based on the current planning rules, in a quiet area with views of the city skyline. Our life will now be upended with years of construction and a devaluing of our properties.

One of the reasons for changing the planning controls was to create affordable housing. This development does not create more affordable housing. It is creating luxury apartments affordable by millionaires. This will replace the more affordable apartment building which is barely 30 years old.

The original approval for 33 stories was bad enough. They have now asked for an additional 5 stories to bring the development to 38 stories which will overshadow the surrounding appartments.

When traffic issues are raised, the standard answer talks about public transport and bike paths. The reality is, you can't get everywhere via public transport and bikes. People own cars and parking is included with the units to be built which will bring more traffic to Saunders St which is already narrowed by the bike path.

Please do not treat this like a check box exercise. If you seriously consider the Pyrmont community around Saunders St and Quarry Master Dr the only answer is to reject this DA.

Regards

[redacted]

From: Tom Lockley [redacted]

Sent on: Friday, June 26, 2026 1:15:37 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 strongly oppose the construction of this building, for the reasons stated below:
Comment specific to this building:

- Pyrmont is already one of the most densely populated areas in Australia areas according to census data, there are 13,933 residents within an area of 0.9 km². (Figures from census data and subsequent analysis online at https://areasearch.com.au/nsw/pyrmont)
- The size and structure of this building are out of character with its surroundings. Present development largely follows the contours of the land, giving all buildings the best possible aspect in terms of open views and access to sunlight, but this building will completely alter the character of the precinct.
- This building will consist entirely of prestige residences. Pyrmont has a long tradition of integrated areas of public housing, which is emblematic of an egalitarian society appropriate to Australian democracy. Thirty years ago, it was a working class area. Restricting the range of people living in the area does not enhance vibrancy and interest.
- Further, appropriate housing is not available for important service workers such as schoolteachers, firemen, police, nurses and health workers and many other similar occupations. These people are not able to find accommodation within reasonable travelling distance of their work which leads to a situation which is unfair and inefficient.
- Already the suburb is subject to traffic congestion: at certain times it takes a long time to travel along Harris Street and particularly in the area of Bank Street and on the access ramps to the Anzac Bridge.
- In this precinct, additional residential accommodation area of the scale proposed will cause traffic congestion of an extent that may well impede access to the area for ambulances, fire engines and other emergency vehicles.

Comments specific to housing policy in general:

- There is evidence that overseas buyers are purchasing new apartments and leaving them empty, relying on Australia's past record of price growth to make a profit. Particular examples of this are the Paragon development in Miller Street and the Grande development in Harris Street. This should not be allowed, or alternatively the unoccupied dwellings should be subject to an appropriate tax or other levy. In particular, the Paragon site would have been ideal for social housing, being close to shops, medical services and public transport.
- There is also evidence that a significant number of residences are being used for short-term rentals such as Air B&B. This should not be permitted: there is more than ample hotel accommodation in the area, and all suitable examples of residential dwellings should be used for long term occupation to ease the housing shortage as reported in the media.

Jan and Tom Lockley
301/27 Cadigal Avenue
Pyrmont 2009

From: Tracy Mak [redacted]

Sent on: Friday, June 26, 2026 3:04:16 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 – Objection to Development Application D/2026/513

Re: Development Application D/2026/513
26–38 Saunders Street, Pyrmont NSW 2009

Dear Planning Assessment Team,

I am a nearby resident and wish to lodge a formal objection to Development Application D/2026/513 for the proposed shop-top apartment development at 26–38 Saunders Street, Pyrmont.

While I acknowledge the importance of providing additional housing within Sydney, I believe this proposal represents an unacceptable level of overdevelopment that is inconsistent with the planning controls and the established character of Pyrmont.

My concerns are as follows:

1. Excessive Building Height

The proposed building has a substantial vertical scale that is incompatible with the surrounding streetscape and existing built form. Its height is excessive and would create an overbearing visual presence that is out of character with the surrounding neighbourhood.

The proposal appears to exceed the intended height controls established for this precinct. These controls exist to ensure that new development integrates with the surrounding environment while protecting residential amenity. Approving a building of this scale would undermine those planning objectives and establish an undesirable precedent for future developments.

2. Incompatibility with the Character of Pyrmont

Pyrmont has evolved into a vibrant inner-city suburb with a balanced mix of heritage buildings, medium-rise residential developments and carefully designed contemporary buildings.

The proposed development is significantly larger than its surrounding context and would dominate the streetscape rather than complement it. The excessive height and bulk would diminish the human scale that contributes to Pyrmont's unique identity and appeal.

3. Loss of Solar Access

The proposed height is likely to result in increased overshadowing of neighbouring residential and commercial properties, particularly during winter when access to sunlight is most important.

Solar access is a key component of residential amenity and contributes to occupant wellbeing, energy efficiency and the enjoyment of private open space. The proposal should not unnecessarily diminish these important qualities for existing residents.

4. Overdevelopment of the Site

The proposal represents an overdevelopment of the site through its excessive height, scale and density.

Rather than achieving an appropriate balance between redevelopment and neighbourhood amenity, the proposal appears to maximise development yield at the expense of compatibility with the surrounding area. Good planning requires developments to respond appropriately to their context, not overwhelm it. The proposed building is also very close to the massive overdevelopment approved for the former Old Fish Market site and Bank St development.

5. Increased Traffic and Local Congestion

As a nearby resident, I am concerned that the proposal will generate additional vehicle movements, delivery traffic, rideshare activity and service vehicles in an area that already experiences congestion.

Saunders Street and the surrounding local road network are frequently busy, particularly during weekday peak periods. Increased traffic associated with a larger residential development is likely to worsen congestion, increase delays at nearby intersections and reduce the safety and amenity of pedestrians and cyclists.

Additional traffic may also place further pressure on already limited on-street parking and create increased noise and disturbance for surrounding residents.

I request that careful consideration be given to whether the existing transport infrastructure can adequately accommodate the increased demand generated by this proposal.

6. Impact on Residential Amenity

As someone who lives nearby, I am concerned that the scale of this development will adversely affect the amenity currently enjoyed by surrounding residents.

The cumulative impacts of excessive height, increased overshadowing, greater traffic volumes, noise and intensified activity will diminish the quality of the local environment and reduce the liveability of the neighbourhood.

7. Impact on the Appeal of Pyrmont

Pyrmont is recognised as an attractive and highly desirable inner-city suburb because of its walkability, well-designed streetscapes and balanced urban form.

Approving a development that significantly exceeds the prevailing scale risks eroding these qualities. Development should enhance the suburb, not detract from the characteristics that make it an appealing place to live.

Conclusion

For these reasons, I respectfully request that the City of Sydney refuse Development Application D/2026/513 in its current form.

If the application is not refused, I request that it be substantially redesigned to reduce its height and overall bulk, comply with the applicable planning controls, protect solar access, minimise traffic impacts and better respect the established character and amenity of Pyrmont.

Thank you for considering my submission.

Yours faithfully,

Tracy Mak
13/25 Harvey St, Pyrmont NSW 2009
26 June 2026

From: Joanna Lee [redacted]

Sent on: Friday, June 26, 2026 3:24:04 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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'm writing to you on behalf of myself and my elderly parents living in Unit 56, 2-10 Quarry Master Drive in Pyrmont.

We are living directly across the road from 26-38 Saunders street, I cannot imagine for such terrible circumstances happening to our living environment.

If a 30 story building is constructed opposite to us, do you know what happens to our lives. My parents are over 80 years old, they have to prepare for mass construction and pollution everyday, and noises.

They can't even open their windows or balcony door for some fresh air. That is a basic human right! After the building completed (how long) and we will have to face a 30 levels of concrete wall without any sunshine.

My parents are very very depressed with this changes, this is not fair that they have to put up with pollution and noises in their retirement life, and why such a peaceful environment have to be destroyed.

I hope you can consider normal people like us with our entire life savings on our property, and struggling with such changes which may only favour to the large corporations.

Thank you for your understanding and hopefully you can help us with this difficult situation.

Best regards
Joanna Lee
從我的iPhone傳送

From: Brian Kable [redacted]

Sent on: Friday, June 26, 2026 4:48:09 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission regarding Development Application D/2026/513 26–38 Saunders Street, Pyrmont NSW 2009

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 Planning Assessment Team,

I am a resident of Pyrmont and am writing to object to Development Application D/2026/513 for 26–38 Saunders Street.

Pyrmont is already under significant pressure from its proximity to the city, limited road capacity, and a number of large developments that have recently been approved or are underway nearby. Because of that, any new proposal on Saunders Street needs to be very carefully considered in terms of how well it fits within what the local area can realistically accommodate.

In its current form, this proposal goes beyond that.

The scale of the building is the main concern. It appears too large for this site and would introduce a level of height and massing that sits uncomfortably within the surrounding streets. Rather than integrating into the existing area, it would stand out in a way that feels heavy and out of proportion for this part of Pyrmont.

I would not support the proposal unless it is significantly reduced and redesigned. The height and bulk should be brought down to something more appropriate for the site and surrounding streetscape, and the wider impacts should be properly resolved before any approval is considered. That includes sunlight impacts, traffic movement, parking pressure, noise, pedestrian safety, and the cumulative effects of other major developments already reshaping this part of Pyrmont.

Transport and congestion in particular are already a serious issue for the area. During peak hour, it can already take more than half an hour (sometimes closer to an hour) to drive from Harris Street onto the Anzac Bridge. That level of delay reflects how constrained the local road network already is. Adding a development of this scale will almost certainly increase traffic volumes further and make an already difficult situation worse.

Saunders Street and the surrounding blocks still retain a local neighbourhood character, even with ongoing change and a mix of building types in the area. That balance is important. A development of this size would shift that balance further, making the street feel more enclosed and less in keeping with its current scale and character.

There is also a broader context to consider. Major projects at the former Old Fish Market site and along Bank Street are already introducing substantial change nearby. While each application may be assessed individually, the combined effect of multiple large developments is experienced directly in the same streets, through increased activity, density, traffic and demand on infrastructure.

Sunlight impacts are also a concern. In a dense urban environment, access to natural light is an important part of how homes and public spaces are experienced. A building of this height would likely reduce sunlight to surrounding properties, particularly during winter, affecting comfort, usability and energy efficiency.

Traffic and movement in the area are already busy in and out of peak times. A development of this scale would add further vehicle activity, including residents, visitors, deliveries, service vehicles and rideshare traffic. Do I need to mention e-bikes and uber deliveries? This would increase congestion, add pressure to limited parking, and create additional impacts for pedestrians and cyclists using local streets.

Taken together, these impacts reinforce the same issue: the proposal is too intense for its setting.

Pyrmont's appeal lies in its walkability, its relatively human scale, and the mix of uses and buildings that still allow the area to feel liveable despite its inner-city location. New development should protect those qualities rather than gradually eroding them.

For these reasons, I ask that the City of Sydney refuse Development Application D/2026/513 in its current form.

Thank you for considering my submission.

Regards,

Brian Kable

From: Geoff Morel [redacted]

Sent on: Friday, June 26, 2026 5:13:12 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon,

I would like to give some feedback on the proposed DA sighted above:

- The scale model at Town Hall inaccurately (probably not intentionally) represents our building at 8 Distillery Drive, Pyrmont. The model shows a featureless blank wall facing the development when in fact there are windows and balconies that open to bedrooms and living spaces. As such, this new development will seriously impact the visual amenity and privacy from these spaces where previously there were uninterrupted views over Blackwattle Bay. This won't only just apply to our building, Quarry, but also to other buildings in the Jackson's Landing precinct such as McCaffery's, Silk and Sugardock.

- At an R.L. of 140.8m the development is a massive height increase over anything that is currently present. In Jackson's Landing, the tallest structure is the building Sugardock which is 20 storeys high and an R.L. of about 90m followed by Distillery at 19 storeys and Quarry at 18 storeys. This would put the BVN tower more than 50m above the next tallest building. Even the residential tower proposed above the new Metro station in Pyrmont of 31 storeys and at an R.L. of 120m is significantly shorter.

- The development site sits directly on the western edge of Pyrmont. The proposed height of this development is 20.8m above the Anzac Bridge pylon which has an R.L. of 120m. This means that it will completely dominate local sight lines, view corridors and the western harbour approaches.

- The traffic in the local area bounded by Quarry Master Drive and Saunders Street and feeding into Bank Street will be significantly impacted with the number of units proposed. This will be in addition to the increase in the movement of future residents with development of the old Fish Market site and surrounds.

- We are not against development of the site and actually welcome more housing in the inner-city area but it needs to be appropriately scaled. The most significant structure in this part of Pyrmont is the Anzac Bridge and it should be afforded the respect that such an icon deserves with regard to the impact that future development will have on it.

- Finally, notwithstanding the need for increased housing, in my opinion the overall height of the proposed building should be less than the Anzac Bridge pylon at R.L. 120m.

Thank you for your consideration.

Regards,

Geoff Morel

1603/8 Distillery Drive
Pyrmont NSW 2009

From: Mark Muntz [redacted]

Sent on: Saturday, June 27, 2026 12:33:35 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon,

I would like to express my disapproval to this DA. I live behind this proposed structure. The area I live in will lose a lot of natural light from a 36-story building which will tower over Pyrmont. Both Saunders and Quarry Master Drive which are the main entry points to this area are very narrow streets and were originally designed only for horse and cart into the sandstone quarry area. It will create mayhem for all the bike riders that already use this street to enter and exit the ANZAC bridge. I looked at the design map of this building, and it will be extremely imposing on most buildings which have a maximum of 9 stories in Miller Street which is nearby. The new fish markets on the one hand adds to the beauty of Blackwattle Bay, but this imposing structure just does not fit in and will detract from what is currently a quiet peaceful neighbourhood. This complex will add another 500 people that will live on this little narrow street which also supports a major bike path.

I have been living in Pyrmont for over 20 years. I have little trust in developers who are obsessed with profit but are not concerned about the effects that these massive structures will have on the community. There is a large family of possums that have grown across the street in a natural reserve. They have lived here for decades. How will this reserve survive when this building blocks out the natural light? Will these possums need to be relocated to another area? There are also many birds and flying foxes that live in this reserve.

Thank you for allowing me to express my opinion.

Kind Regards,

Mark Muntz

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From: Christopher Lee [redacted]

Sent on: Monday, June 29, 2026 8:28:12 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

To the City of Sydney Council,

I am a resident of Tara, located directly opposite the proposed development site at 26-38 Saunders Street, Pyrmont. I am writing to strongly object to Development Application D/2026/513.

At 85 years of age, I have lived in this community for many years and have always valued the peace and relative quiet of our neighbourhood. This development poses a direct threat to my health, well-being, and daily quality of life.

My primary concern is the sheer scale of this proposal. I understand that even the previous plan for a 33-storey tower was considered excessive for this area. The new proposal, increasing this to a 37-storey tower and a 10-storey podium, is an unacceptable escalation that would dominate our low-rise neighbourhood. Pyrmont is a residential community, not an extension of the Sydney CBD, and a building of this height is entirely out of character with the local environment.

The impact on my home and daily life would be severe and, for someone my age, particularly distressing. The construction process alone, for a building of this magnitude, will bring years of relentless noise, dust, and pollution. At my age, I am more vulnerable to the effects of poor air quality, and the constant vibration and heavy machinery noise will make it impossible to rest or enjoy my home during the day. The development's construction management plan must account for the significant noise amplification caused by the surrounding topography and hard surfaces, which will make the demolition and excavation work at a site just metres away a daily burden on my health and peace of mind.

Furthermore, I am deeply concerned about the long-term impacts once the tower is completed. The 37-storey building will cause significant overshadowing, robbing our apartments of precious sunlight. The traffic implications are also alarming. The proposed basement entry and exit for 190 vehicles is positioned directly opposite the driveways of Tara and 120-122 Saunders Street. This will create a traffic bottleneck and a serious safety hazard for residents and pedestrians entering and exiting our homes. The increased vehicle emissions from this traffic will only add to the pollution levels I am already worried about.

Finally, it is a significant concern that this development is comprised entirely of luxury apartments. This housing type is already oversupplied on the Pyrmont Peninsula and will not address the genuine need for affordable housing in our community.

For these reasons, I strongly urge the Council to refuse this Development Application.

Yours sincerely,

Peter Lee
56/2-10 Quarry Master Drive Pymont

Get Outlook for iOS

From: X Y [redacted]

Sent on: Monday, June 29, 2026 8:00:00 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: ubmission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon

Hope you are well.

I would like to raise my serious concerns about the above mentioned DA.

It does not seem to provide any benefits to the area and local residents due to the below key reasons.

1. It is incompatible with the surrounding area
The map provided by the developer itself is demonstrating a sharp contrast of the heights difference.
I struggle to understand the rationale behind having a building much taller than the rest and would like to ask what town planning merits this development brings.

2. Constraint of construction access
As you can appreciate, the roads surrounding this site are quite narrow and are not designed for constant construction vehicles access.
I'm concerned about daily access of local residents if this DA is approved and construction commences. Most developments will take approximately 18-24 months to construct and major disruption to the access of local residents will be expected for an extended period of time.

3. Construction noise and vibration impact on a densely populated area
This site is in close proximity to a number of residential buildings, the disruption to local residents (with a relatively high percentage of young families with working couples and children) will be excessive.
With flexible working arrangements, the constant construction noise will have a major impact on the residents in the surrounding building.

4. public transport is currently over capacity
The bank street light rail is currently over capacity during peak hours due to the existence of a new Fish market. Metro West is still far away from being operational.
Adding additional residential households to this area before public transport can afford additional capacity does not deliver any benefit to this area.

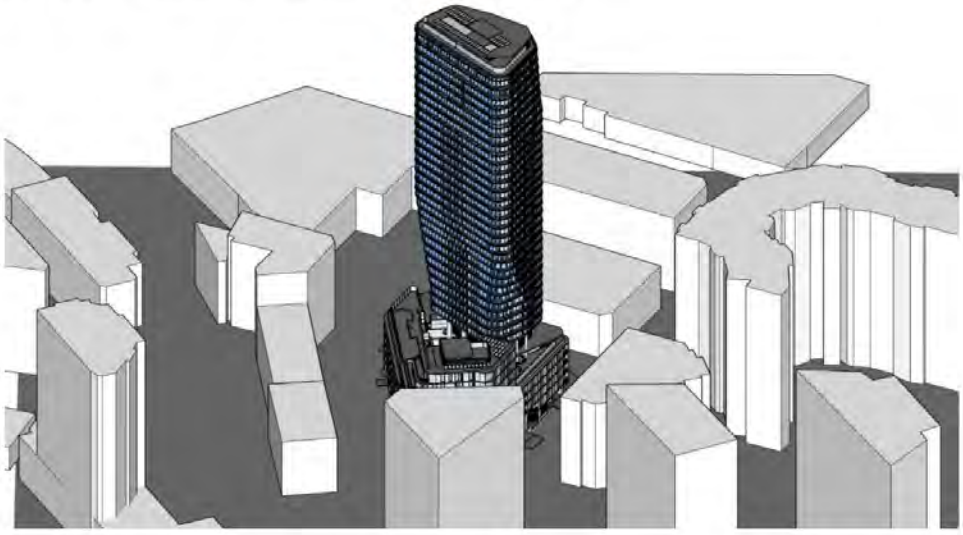
I would like to object to this DA and request your thorough review of this application.

Thank you very much.

Kind regards,

Jess Fang

Figure 3 3D Model of Proposed Site and Surrounds



From: [redacted]

Sent on: Sunday, June 28, 2026 10:38:18 PM

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

CC: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; [redacted]

Subject: Formal Objection – Development Application D/2026/513 (Attn: Ms Shannon Rickersey)

Attachments: CONFIDENTIAL_Medical_Certificate_DA_D2026_513.pdf (106.19 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.

Attention: Ms Shannon Rickersey
Assessing Planning Officer
City of Sydney Council

PRIVACY AND CONFIDENTIALITY REQUEST

Pursuant to the *Government Information (Public Access) Act 2009 (NSW)*, I respectfully request that my name, residential address, email address, telephone number and all other identifying personal information be treated as confidential and redacted before this submission or the attached medical certificate is published, disclosed to the applicant, or otherwise made publicly available.

The attached medical certificate contains sensitive personal health information and is provided solely to assist Council in assessing the matters raised in this submission. I respectfully request that it remain confidential.

FORMAL OBJECTION

Development Application: D/2026/513

Site: 26–38 Saunders Street, Pyrmont

Proposal: Demolition, excavation and construction of a 38-storey mixed-use development

Dear Ms Rickersey,

I am the owner and resident of the adjoining property at [redacted]

I respectfully object to Development Application D/2026/513 because the proposed demolition, deep excavation and construction works are likely to have significant and disproportionate impacts on my health and residential amenity that cannot, in my particular circumstances, be adequately managed through standard construction mitigation measures.

This submission is made pursuant to section 4.15 of the *Environmental Planning and Assessment Act 1979*, which requires Council to consider the likely environmental and social impacts of the proposal, submissions received during public exhibition, the suitability of the site and the public interest.

1. Health Impacts

The proposed demolition and excavation works will inevitably generate airborne dust, including respirable particulate matter (PM2.5 and PM10), together with construction-related emissions.

I have a documented medical condition affecting my respiratory and neurological health, supported by the attached medical certificate. My treating medical practitioner has advised that exposure to airborne particulates, vibration and other construction-related environmental stressors presents a significant and foreseeable risk to my health and ongoing recovery.

Although dust suppression measures are expected under a Construction Environmental Management Plan, they

cannot eliminate exposure for residents living immediately adjoining prolonged demolition and excavation works.

Accordingly, I submit that the proposal presents a significant health risk in my particular circumstances.

2. Noise and Vibration

The proposed excavation, rock breaking and heavy construction activities will generate sustained noise and vibration immediately adjacent to my residence.

Due to my documented medical condition, these impacts are likely to aggravate my symptoms and materially reduce my ability to safely occupy and enjoy my home during the highest-impact stages of construction.

The impacts identified in this submission are not speculative. They arise directly from the unavoidable demolition, excavation and heavy construction activities proposed immediately adjoining my residence, together with my documented medical condition.

3. Exceptional Circumstances

My circumstances are materially different from those of other nearby residents because my apartment immediately adjoins the development site.

Consequently, I will experience the greatest exposure to construction dust, vibration and noise. While conventional construction management measures may reduce impacts generally, they cannot reasonably eliminate those impacts for an adjoining resident with documented medical vulnerabilities.

I respectfully submit that Council should give particular weight to these site-specific circumstances when determining whether the proposal can be appropriately managed through conditions of consent.

Requested Conditions of Consent

Should Council determine to grant development consent, I respectfully request that the following conditions be imposed.

Individual Resident Impact Management Plan (IRIMP)

Require the developer to prepare, in consultation with Council and myself, an Individual Resident Impact Management Plan before demolition or deep excavation commences.

The IRIMP should include:

- independent real-time monitoring of PM2.5, PM10, noise and vibration at the common boundary;
- predetermined response measures where agreed environmental thresholds are exceeded;
- installation and maintenance of commercial-grade HEPA and activated carbon air filtration within my apartment;
- appointment of a dedicated community liaison officer and regular reporting of monitoring results;
- independent pre-construction, during-construction and post-construction dilapidation inspections of my apartment and common property at the developer’s expense; and
- temporary developer-funded accommodation, where env+ironmental monitoring or updated medical advice demonstrates that acceptable living conditions cannot reasonably be maintained despite the implementation of all reasonable mitigation measures.

Individual Resident Impact Management Plans and temporary accommodation have been adopted on major NSW infrastructure projects, including Sydney Metro, where standard environmental controls were insufficient to protect residents experiencing exceptional construction impacts. While this proposal is a private development and must be assessed on its own merits, the same planning principle applies: where an adjoining resident is likely to experience significant and disproportionate impacts that cannot reasonably be mitigated through conventional measures, site-specific mitigation should be considered.

Conclusion

For the reasons outlined above, I respectfully submit that the proposal is likely to result in significant and

disproportionate impacts on my health and residential amenity due to the immediate proximity of my residence to the proposed works and my documented medical condition.

I respectfully request that Council give substantial weight to this submission when assessing Development Application D/2026/513 under section 4.15 of the*Environmental Planning and Assessment Act 1979*.

If Council is minded to approve the application, I respectfully request that robust and enforceable conditions of consent be imposed, including the preparation of an Individual Resident Impact Management Plan and the mitigation measures outlined above, to ensure my health, safety and residential amenity are appropriately protected throughout the demolition and excavation phases.

Thank you for your careful consideration of this submission.

Yours faithfully,

[redacted]

[redacted]

[redacted]

From: Dougal Patey [redacted]

Sent on: Sunday, June 28, 2026 9:00:33 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: DA 2026 513 D_2026_513 objection to proposed development : 26-38 Saunders Street PYRMONT NSW 2009 DA number D/2026/513

Attachments: DA 2026 513 D_2026_513 objection.pdf (2.1 MB)

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

Hi, Please consider the attached document, which is a request for a consideration of objections to**a p proposed development at** 26-38 Saunders Street PYRMONT NSW 2009

regards,

Dougal Patey [redacted]

Dougal Patey
92/122 Saunders Street, Pyrmont 2009
[redacted]
29/06/2026

Attn: Development Assessment Officer
City of Sydney
GPO Box 1591
Sydney NSW 2001 [1, 2]

SUBMISSION /OBJECTION
Application Number: D/2026/513

Property Address: 26-38 Saunders Street PYRMONT NSW 2009

Proposal: Mixed commercial-residential development :175 apartments, 4 commercial levels, 38 storeys

Dear Assessments Official,

I am writing as a resident of Saunders Street, Pyrmont, to raise objections and concerns regarding DA **D/2026/513**. While I can see how there is understandable focus at the state and local government level emphasising supposed expansion of housing supply, the scale, site execution, and environmental lifecycle of this specific proposal are an unreasonable and environmentally suspect overdevelopment of the site.

I request that Council refuse or heavily amend the application based on the following planning grounds:

- **Gross Disparity in Scale and Neighbourhood Character:** The leap from the existing 6-floor relatively newly built complex to a 38-storey tower is an unacceptably abrupt distortion to the existing streetscape. It in no way acknowledges or attempts to integrates with the established low-to-medium-rise character of the surrounding locality.
- **Problematical Vehicle Access and Traffic Congestion:** Locating the integrated residential, commercial, and heavy garbage vehicle access adjacent to vehicle access ramps at 120/122 Saunders Street, and 2-10 Quarry Master Drive, lower-rise buildings, as well as the Anzac Bridge and cycling exit and egress ramps, creates avoidable safety risks and traffic bottlenecks. The existing cross traffic snarls involving cyclists and vehicles on Saunders Street and Quarry Master drive are already a significant trigger for accidents. At the very least, the vehicle access for the proposed development of any final scope needs to follow the existing arrangements, (access via the Eastern side of Quarry Master Drive) to try to limit inconvenience and potential trauma arising out of heightened vehicular (two wheeled and four wheeled) collisions.

- **Environmental Destructiveness and Waste of Embodied Carbon:** Demolishing the existing functional, structurally sound, and aesthetically harmonious targeted15-year-old building runs entirely counter to modern sustainable development principles. The destruction of this asset represents an unnecessary waste of substantial embodied carbon and places immense pressure on local waste management streams.
- **Failure to Meet Genuine Community Housing Demands:** While the project purportedly claims to address housing needs, its high-end positioning explicitly fails to provide affordable options or entry-level stock for first-home buyers, or lower income buyers, meaning the public benefit does not justify the massive loss of local amenity.
- **Suggested Modifications:** I request that the Council to mandate a severe reduction in building height to a scale compatible with the surrounding context, and to require a complete redesign of the traffic layout to reposition vehicle access away from the adjacent access zones involving the Anzac Bridge cycle ramp and the access ramps for 2-10 Quarry Master Drive (Tara) and 120 and 122 Saunders Street (Harbourview Bayview complexes)

Thank you for considering this submission. I request to be notified of any future public meetings or panel determinations regarding this application.

Yours sincerely,



Dougal Patey

From: Wendy Stahel [redacted]

Sent on: Sunday, June 28, 2026 7:45:23 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: CMoore@cityofsydney.nsw.gov.au; OArkins@cityofsydney.nsw.gov.au; SEllsmore@cityofsydney.nsw.gov.au; LGannon@cityofsydney.nsw.gov.au; rkok@cityofsydney.nsw.gov.au; ZMaxwell@cityofsydney.nsw.gov.au; jmiller@cityofsydney.nsw.gov.au; MThompson@cityofsydney.nsw.gov.au; YWeldon@cityofsydney.nsw.gov.au; AWorling@cityofsydney.nsw.gov.au; sydney@parliament.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

I wish to voice my concerns about this giant oversize redevelopment nestled so close to the iconic Anzac Bridge.
1) I object to the insensitive use of a site so close to the Anzac Bridge The proposed number of floors has already risen since initial application - it is so unfortunate that such a tall building is thought to be OK particularly so close to the iconic bridge - dwarfing and belittling its status .

2) I object to the excessive height:
A 37 storey tower on 10 storey podium replacing a 6 storey building !

3) I object to the housing type :
oversupply of luxury housing - no public housing component

Wendy Stahel
Pyrmont 2009

From: <piptang[redacted]
Sent on: Saturday, June 27, 2026 4:26:38 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey
Attachments: City of Sydeny 20260627.pdf (1.2 MB)

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

Dear Sir/Madam,

I am attaching my objection letter for your review.

Regard,
Pip Tang

Development Application Objection Letter

Date: 27 June 2026

To:

The Chief Executive Officer

City of Sydney Council

Submitted via the NSW Planning Portal

Objector Details:

* Name: Pipvide Tang

* Address: 1201/21 Cadigal Avenue, Pyrmont, NSW

* Email: [redacted]

* Phone: [redacted]

Application Details:

* DA Number: D/2026/513

* Property Address: 26-38 Saunders Street PYRMONT NSW 2009

* Strata plan consolidation, demolition of existing building, excavation, earthworks, tree removal, and construction of shop-top housing

To the Assessing Planning Officer,

I am writing to formally lodge my objection to the development application D/2026/513 currently under assessment by the City of Sydney. As a resident/property owner in the immediate vicinity at 21 Cadigal Avenue, Pyrmont NSW2009, I am directly impacted by this proposal.

I request that the Council refuse development consent based on the following planning grounds, which conflict with the Sydney Local Environmental Plan (LEP) and the Sydney Development Control Plan (DCP):

1. Visual Bulk, Scale, and Overdevelopment

* The scale, height, and overall massing of the proposed development are excessive for this site.

* The proposal represents an overdevelopment of the land and does not harmonise with the existing streetscape or the character of the surrounding neighbourhood.

* Pyrmont is one of the highest density populated suburb in Australia and cannot afford to have more resident to live in the area without affecting the existing resident.

2. Loss of Privacy and Overlooking

* The design and placement of the windows / balconies / terraces directly overlook the private open space and habitable rooms of the resident (including my apartment) living around the proposed development.

* This causes an unacceptable breach of visual privacy, violating the amenity protections outlined in the Sydney DCP.

3. Overshadowing and Loss of Solar Access

* The height and setbacks of the proposed structure will significantly reduce solar access to the nearby property, including my apartment.

* It will cause severe overshadowing to The Knoll Park and Carmichael Park which are well enjoyed by the existing resident and their pets on their leisure

4. Traffic, Parking, and Access Safety

* The addition of trucks movement during the construction period and vehicles of the new resident from the proposed development will worsen existing traffic congestion on Harris Street and Bowman Street (leading to get on to the Anzac Bridge).

* The additional traffic mentioned above will create safety hazards for local pedestrians and cyclists

5. Noise and Amenity Impacts

* The proposed development, especially during the construction period will generate uncharacteristic acoustic disturbances.

* This will severely impact the quiet enjoyment of my home, particularly during late-night and early-morning hours.

Conclusion

The current proposal for D/2026/513 fails to satisfy the core objectives of the City's planning controls and will result in adverse social, environmental, and economic impacts on the immediate community. I urge the Council to reject the application in its current form or require a substantial reduction in scale, height, and layout to protect local amenity.

I request to be formally notified of any updates, amendments, or public planning panel meetings regarding this application.

Yours sincerely,



Pipvide Tang

From: Phillip Reid [redacted]

Sent on: Saturday, June 27, 2026 1:32:05 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Proposed development at 26 - 38 Saunders Street, Pyrmont

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 DA Submissions Department,

I am writing in relation to the proposed development at 26-38 Saunders Street, Pyrmont.

I am not against this development, however I think that the height, and especially the latest design with the height extension of the tower, is too excessive when compared with the height restrictions elsewhere in the area, and the resulting impacts.

I believe this will result in the following issues:-
- As I believe the building will contain high-end / luxury apartments, owners will be expecting there to be car parks. Given the increased number of apartments, this will lead to a high number of extra cars in the surrounding streets which are already very narrow and there will be limited and congested exit points in the area.
- The reduction in low cost apartments in the area within a close proximity to the city, will make it more difficult for many current city-based employees that currently keep the city ticking over.
- This increased size of this complex will set a bad precedent to the upcoming developments of the beautiful foreshore area of Blackwattle Bay and the old Fish Market area, further impacting the congestion in the area.
- The new Fish Market will lose some of it's appeal and view as a result of the construction of a series of very tall high rise apartments as well as gridlocked streets, making it even more difficult to access the Fish Market while the increased number of local residents are trying to and from their homes.
- The building will tower over and somewhat block the views of the nearby Anzac Bridge.
- The streets are already quite congested given how narrow they are, along with a very high flow of bicycle traffic between the city and the Anzac Bridge accessing the nearby inner west suburbs, so this must also be factored in.

I hope that these points are considered to reduce the height of the current proposed design significantly and in line with the height of other current apartment buildings in the area.

Regards,
Phillip Reid
Pyrmont

From: Victor Kysilo [redacted]

Sent on: Sunday, June 28, 2026 9:52:14 PM

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

Subject: Objection to D/2026/513-26-38

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: Shannon Rickersey
City of Sydney

Re: Development Application D/2026/513-26-38
26–38 Saunders Street, Pyrmont NSW 2009

Dear Planning Assessments,

I wish to lodge my objection to Development Application D/2026/513 for the proposed strata plan consolidation, demolition of the existing building, excavation, earthworks, tree removal and construction of a high-rise shop-top housing development at 26–38 Saunders Street, Pyrmont.

My name is **Victor Kysilo**, and I am the owner of Unit 63 at 2–10 Quarry Master Drive, Pyrmont, directly opposite the proposed development.

My objection is based on the cumulative impact this proposal will have on an already densely populated area, including:

- Increased residential density beyond what the existing local infrastructure can reasonably support.
- Additional traffic on already narrow and congested local streets.
- Increased demand for parking where parking is already limited.
- Greater pressure on limited public open space and recreational areas.
- Public safety concerns arising from increased pedestrian and vehicle movements during both construction and occupation.
- Increased demand on public transport and local community services.
- Loss of existing view corridors and the adverse impact on neighbourhood amenity.
- The significant scale and height of the proposed development, which is inconsistent with the character of the surrounding residential buildings originally developed as low-rise and mid-rise developments approximately 25 years ago.

I respectfully request that Council carefully assess whether this proposal is in the public interest and whether the surrounding infrastructure, transport network, parking availability and community facilities are adequate to support such a substantial increase in development intensity.

Thank you for considering my objection.

Yours faithfully,

Victor Kysilo
Owner, Unit 63
2–10 Quarry Master Drive

From: Lachlan Huang [redacted]

Sent on: Friday, June 26, 2026 3:01:38 PM

To: council@cityofsydney.nsw.gov.au

Subject: D/2026/513 - 122 Saunders St Resident 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.

Hello,

I am writing to provide feedback on the application to redevelop at 26-38 Saunders Street PYRMONT NSW 2009.

I am a long-term tenant at 122 Saunders Street.

My main concerns:
1. Noise/air pollution during extended construction period
2. Strong reflection of afternoon sunlight onto east-facing apartments, and obscuring morning sunlight and city views
3. Traffic conditions around Bank St are already poor, with long wait times going towards Anzac Bridge and Glebe. Traffic coming off Anzac bridge onto Bank Street is also often stuck.

Hope this is taken into consideration.

Lachlan

From: [redacted]
Sent on: Friday, June 26, 2026 5:11:55 PM
To: council@cityofsydney.nsw.gov.au
Subject: Development project comment

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.

DA D/2026/513
26-38 Saunders St Pyrmont
Please do not publish my email address or name

I own an apartment in an adjacent building. Currently it is let out but I will be moving in in 1-2 years time.
I understand the need for increased housing and that the current and future public transport options make Pyrmont an ideal area. I do not have a problem with the location of the project.
However, I am concerned about the scale of it.
I do not believe it is in keeping with the surrounding area, not even with the taller buildings to the north east of the peninsula.
I am concerned about losing the trees that are iconic for this part of Pyrmont. The reports mark most of them of medium importance to keep. How many will we lose?
I am concerned about the disruption to local residents for the 3-4+ years it may take to build this both in terms of access and noise.
I am concerned about the impact of traffic and parking during and after the build. There is a lot of faith been placed on public transport use, but Australians love their cars. 3-4 bedroom apartments can me multiple cars with a requirement for street parking. How much street parking may be lost with the build?
I am not a fan of the western façade that faces my building. With the carpark and garbage truck entrances both located here, it will be an eyesore, especially if we lose any of the established trees.
I am concerned about the vast shadows such a large building will cast.
I feel that the quality of life for myself and other residents will be negatively impacted.
Given the views the apartments will have, I expect the majority of accommodation will fetch premium prices, having little impact on affordable housing in the area.
Please go ahead and develop the area. However, there is no need for skyscrapers. The narrow road infrastructure, and further stress on the Western Distributor, will be unable to cope if multiple developments like this occur. People will still want to use their cars.
Thankyou
[redacted]

From: Col T [redacted]

Sent on: Sunday, June 28, 2026 8:37:06 AM

To: council@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009

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 Alice

I strongly oppose such a large development at the above mentioned property and submission.

A building that big will not fit with the streetscape and then to allow that amount of people for that small street will be irresponsible not only by the developers but the council as well.

I suggest your team do a site visit and inspect the small street that they are proposing to take over.

The amount of people and vehicles will be unsustainable. As well as the traffic that will be put into the local area. Saunders St and Quarry Master Drive are small narrow streets that you can barely pass another vehicle going in the opposite direction let alone allowing another 190 cars into the area. This is unsafe for traffic management and pedestrian safety. Someone will get seriously injured with that amount of vehicles trying to navigate the small streets. Look at Bank St and the Anzac bridge intersection every afternoon. It is gridlock.

I strongly oppose a development of this size.

Regards
Colin Thwaites
Unit 11/2-10 Quarry Master Drive Pyrmont
[redacted]

From: [redacted]

Sent on: Saturday, June 27, 2026 6:14:30 PM

To: council@cityofsydney.nsw.gov.au

Subject: Complaint re proposed high rise building at 26-38 Saunders Street Pyrmont

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.

Application reference number: D/2026/513

Site Address: 26-38 Saunders Street PYRMONT NSW 2009

I, [redacted] Distillery Dr, Pyrmont NSW 2009, am lodging a formal complaint against Application reference number: D/2026/513. I would like only the initial in my first name to be published along with my surname and please refer only to the suburb in which I live. Do not publish my phone number.

I am at a loss to understand how a 38 storey building at this location would be allowed to proceed. This building would stand out like a sore thumb and is totally out of keeping with the surrounding area. It will dominate the skyline and dwarf the Anzac Bridge. It would overshadow surrounding buildings and the local parks as well as obscuring people's views to Darling Harbour and the city. This is an aberration that should not be allowed to happen.

It will also interrupt airflow to the residential neighbourhood and change the wind patterns in the area.

Traffic flow in this area is already congested and the claim that there will be no substantial impact to local traffic is not credible.

Why replace affordable housing with luxury apartments that are suitable only for people on a very high income level? This apartment block is clearly targeted at the luxury market and will not contain any designated affordable housing units. It should not be allowed to proceed and it definitely should not be allowed to proceed at the ludicrous height that is now being proposed.

Regards,

[redacted]

From: [redacted]

Sent on: Saturday, June 27, 2026 1:31:12 PM

To: council@cityofsydney.nsw.gov.au

Subject: D/2026/513 26-38 Saunders Street Pyrmont NSW 2009

Attachments: Tomoe Kita_Submission to City of Sydney.docx (15.01 KB)

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

Dear City of Sydney,

***Please keep my address. Phone number private ***

I have sent the attached submission in 2024 but the development was proposed again, so resending this submission once again.

Thanks

[redacted]

Outlook から送信

[redacted]

4th November 2024

Planning and Development Department
City of Sydney

Subject: Objection to Proposed Tall Apartment Development at 26-38 Saunders Street

Dear City of Sydney,

I am writing to formally object to the proposed development of a tall apartment building at 26-38 Saunders Street. As a resident of Pyrmont, I am concerned about the potential negative impacts this project may have on our community.

1. Impact on Neighborhood Character and Aesthetics

The proposed height and scale of the building are inconsistent with the surrounding architecture and community character of Saunders Street. The neighborhood currently consists predominantly of low-rise residential properties, and a tall apartment building would be incongruent with this landscape. Such a development risks altering the visual appeal and established atmosphere that residents and visitors cherish.

2. Increased Traffic and Congestion

A high-density apartment complex would inevitably increase traffic on Saunders Street and surrounding areas. This could lead to higher congestion, making daily commutes more challenging and potentially compromising pedestrian safety. Local roads are not designed to handle this additional traffic, and the increased vehicle count could also impact emergency response times in the area.

3. Strain on Local Infrastructure and Amenities

The introduction of a large residential building could strain existing infrastructure, including water supply, sewage, and waste management systems. Public facilities, such as parks, libraries, and schools, may not have the capacity to serve an influx of new residents, reducing the quality of life for current residents who already rely on these amenities.

4. Potential for Reduced Property Values

The addition of a high-density apartment building may decrease property values in the immediate area due to changes in the neighborhood's character, increased traffic, and

the potential strain on local services and amenities. Residents who have invested in the community for years might see an unfair reduction in the value of their homes.

Conclusion

For these reasons, I strongly oppose the proposed tall apartment development at 26-38 Saunders Street. I respectfully urge the City of Sydney to reconsider or adjust the project in ways that are more aligned with the needs and characteristics of the community. We, the residents, wish to see thoughtful development that respects our neighborhood's character, infrastructure capacity, and environmental sustainability.

Thank you for considering these concerns. I look forward to a response and the opportunity for further dialogue regarding this matter.

Sincerely,

[redacted]

From: [redacted]

Sent on: Sunday, June 28, 2026 4:38:10 PM

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

Subject: Objection of development proposal D/2026/513 - 26-38 Saunders Street Pyrmont NSW 2009

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,

Please see our objection letter to the the development proposal reference number **D/2026/513 at site address 26-38 Saunders Street Pyrmont NSW 2009.**

Can we please kindly ask that no names are included in the publication of the objection letter below.

Kind regards,

[redacted]

Dear whom it may concern.

As residents and owners living at the Zara building located directly opposite to the proposed development, we are **writing to formally object** to the development proposal reference number **D/2026/513 at site address 26-38 Saunders Street Pyrmont NSW 2009.**

This specific proposal is inappropriate for our neighbourhood and will negatively impact the community. My primary objections are based on the following grounds:

- As part of the City of Sydney planning proposal for Ultimo and Pyrmont in the strategic review process section 1.3 of the documentation.

  There are 3 main points the building plan proposal goes against.

  - **Minimise overshadowing of existing residential properties:** From the 3D models provided in the development proposal clearly overshadows the entire Pyrmont area.

  - **Conserve heritage value:** In the Sydney planning proposal for Ultimo and Pyrmont it is highlighted the aim is to mitigate the developments that impact the items and character of the area. **Having a building that is a 37-storey tower with 10 storey podium and ground-floor retail greatly goes against the current character of the area of Pyrmont.**

- **Consider public views to and from public places:** The development proposal (**D/2026/513 at site address 26-38 Saunders Street Pyrmont NSW 2009**), will greatly block the views of the city and the Anzac bridge for almost all of the residents of the surrounding area.

- **Failure to meet height requirements:** In the Sydney local environmental plan 2012 **the permissible height of the buildings in the Ultimo-Pyrmont area is 42 meters** which this proposal exceeds.

- In the Sydney local Environmental plan 2012 the proposed development area is marked as **General Residential**, the main objective of this zone being to maintain the existing land use pattern of predominantly resident uses. The development proposal (**D/2026/513 at site address 26-38 Saunders Street Pyrmont NSW 2009**) goes against this with the implementation of the ground floor retail.

- **Traffic issues:** Currently Saunders Street is already a one lane, two-way street with street parking. The introduction of parking for 190 vehicles, will cause congestion as the street parking is also used by surrounding offices and the public (like those that go to the Sydney fish market).

- **Parking issues:** Currently there are no parking entrances facing the Zara Building (2-10 Quarry Master DR), with the development plan having the parking entrance facing our parking entrance there is a higher probability of an accident.

- As residents of this area for more than 30 years with both our daughters growing up in this area this will greatly impact our day to day lives. The area is quiet and peaceful away from the chaos and towering buildings in the city. With this 37 storey building it will ruin the area of Pyrmont and remove all of its original characteristics.

Kind Regards,
Resident and Owner of Tara.

From: Antony Richards [redacted]

Sent on: Saturday, June 27, 2026 2:55:00 PM

To: council@cityofsydney.nsw.gov.au

Subject: D/2026/513 26-38 Saunders Street PYRMONT NSW 2009

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 would like to object to the DA D/2026/513 (26-38 Saunders Street PYRMONT NSW 2009)

The proposed development is excessive and will block the view of many of the surrounding buildings and should not be allowed to go forward in its current form.
A suitable proposal, which was approved in 2024 should be what is allowed to be developed. Even the approved development is excessive!

Thanks,
Antony.

Antony Richards
Owner
1404/21 Cadigal Av,
Pyrmont
[redacted]

From: Col T [redacted]

Sent on: Sunday, June 28, 2026 8:37:06 AM

To: council@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009

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 Alice

I strongly oppose such a large development at the above mentioned property and submission.

A building that big will not fit with the streetscape and then to allow that amount of people for that small street will be irresponsible not only by the developers but the council as well.

I suggest your team do a site visit and inspect the small street that they are proposing to take over.

The amount of people and vehicles will be unsustainable. As well as the traffic that will be put into the local area. Saunders St and Quarry Master Drive are small narrow streets that you can barely pass another vehicle going in the opposite direction let alone allowing another 190 cars into the area. This is unsafe for traffic management and pedestrian safety. Someone will get seriously injured with that amount of vehicles trying to navigate the small streets. Look at Bank St and the Anzac bridge intersection every afternoon. It is gridlock.

I strongly oppose a development of this size.

Regards
Colin Thwaites
Unit 11/2-10 Quarry Master Drive Pyrmont
[redacted]

From: Ann Balzan [redacted]

Sent on: Monday, June 29, 2026 1:13:29 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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: Objection to Development Application (Ref No. D/2026/513)
Address: 26-38 Saunders Street PYRMONT NSW 2009

To the City of Sydney,

I am writing to formally object to the proposed development currently under assessment (Ref No. D/2026/513). I am a nearby resident/owner directly affected by the proposal and wish to raise several significant concerns regarding its impacts on residential amenity, built form outcomes, transport safety, and housing affordability.

1. View Loss and Visual Impact

The proposed development will result in substantial and unacceptable view loss from surrounding residential properties, including my own. The scale, height, and bulk of the tower and podium will significantly dominate existing outlooks and it not aligned with other buildings in the area.

I strongly encourage Council to undertake a detailed view impact assessment from affected apartments at multiple levels, particularly from balcony and habitable room viewpoints. The visual impact is direct and substantial.

2. Excessive Podium Height and Bulk

The proposed podium, particularly the north-western corner reaching approximately 10 storeys, is excessive and inconsistent with the intent of the relevant planning framework.

My understanding is that previous Council rezoning guidance contemplated a significantly lower podium height (approximately 5–6 storeys across the site). The current proposal exceeds this expectation and results in an overly bulky street wall that will dominate surrounding lower-scale residential buildings, including nearby strata developments.

This represents an overdevelopment of the podium envelope and should be reconsidered to ensure appropriate transition in scale and context.

3. Increased Overall Building Height

It appears the tower height may have increased to 38 storeys (previously understood to be around 33 storeys). This represents a further intensification of the built form that exacerbates cumulative impacts including view loss, overshadowing, wind effects, and visual bulk.

4. Vehicle Access, Traffic Safety, and Cyclist Conflict

The proposed vehicle entry/exit is located almost directly opposite the primary entry/exit point of 120–122 Saunders Street.

This arrangement raises serious concerns regarding traffic conflict, pedestrian safety, and congestion in an already constrained local street environment.

Importantly, this area already experiences a high volume of cyclists travelling to and from the Anzac Bridge cycling network. There have been numerous near-miss incidents involving cyclists in this corridor, and the introduction of a

major basement vehicle entry at this location will significantly increase the risk of serious accidents. The interaction between vehicles turning into and out of the site and high-speed commuter cyclists will create an unsafe and highly conflict-prone environment.

It is also noted that earlier design iterations reportedly separated ingress and egress movements, which would have helped mitigate these risks. The current configuration concentrates vehicle movements at a critical and sensitive point in the local network, which is not supported from a safety perspective.

5. Apartment Mix, Housing Affordability, and Social Impact

The revised unit mix appears to be heavily weighted toward larger, luxury 3- and 4-bedroom apartments.

This represents a concerning shift away from a more balanced housing mix and appears to reduce the supply of more moderately priced apartments that would typically support a broader range of residents. In the context of an ongoing housing affordability crisis, this change is particularly problematic.

It is also inconsistent with broader planning and policy objectives that seek to maintain and increase housing diversity and accessibility within the City of Sydney.

Furthermore, Council has implemented measures to regulate short-term rental accommodation in this local area in an effort to preserve housing stock for long-term residents. Against this backdrop, the removal or reduction of more affordable dwelling types in favour of high-end units undermines those policy objectives and reduces opportunities for regular tenancy and accessible housing within the precinct.

6. Construction and Amenity Impacts

In addition to the above, the scale of excavation (including multiple basement levels) and tower construction will result in prolonged disruption to surrounding residents, including noise, dust, vibration, and traffic impacts over an extended construction period.

These impacts will significantly affect residential amenity and should be mitigated where possible through stricter conditions of consent.

Conclusion

For the reasons outlined above, I strongly object to the proposed development in its current form. I request that Council carefully reconsider the height, bulk, podium design, vehicle access arrangements, housing mix, and overall built form outcomes to ensure they are consistent with planning controls and appropriate for the surrounding residential context.

Sincerely,
Ann Balzan
122 Saunders Street, Pyrmont NSW 2009

[redacted]

From: Susan Rice [redacted]

Sent on: Monday, June 29, 2026 1:37:09 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 absolutely shocked at & object to the size of this proposed development. Its height is totally disproportionate - It will overshadow one of the already most densely populated suburbs in Sydney. There is a reasonable supply of affordable housing in this part of Pyrmont now but also a distinct lack of green space. What is the proportion of social housing and extra green space with this development?

A traffic assessment says that any increase in apartments (+ cars) will not substantially impact traffic flow. This is not credible as the nearby junction at Pyrmont Bridge Road has already seen a massive increase in congestion since the opening of the new Fish Market!. The existing light rail cannot cope with the current volume of traffic at the moment and is limited in scope for improvement.

Pyrmont is already an overcrowded suburb with limited parkland and very limited infrastructure. Increasing housing availability should not be at the expense of life quality.

There are no schools and limited shopping options.

Any new housing development should be limited in size and in proportion to its surrounds.

Susan Rice

From: Louden55 [redacted]

Sent on: Monday, June 29, 2026 2:22:42 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Re: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

Further amendments / please call if unclear

Sent from my iPhone

> On 19 Jun 2026, at 1:57 pm, Louden55 [redacted] wrote:
>
> Dear City
>
> Pyrmont Action wish you object to these changes.
>
> This site was already materially high and does not need to be even more bulky with increased podiums or a taller tower.
>
> Within these changes is the need for a more architectural roof line.
>
> Irrespective of the above roof change - then there should not be additional levels added for penthouses !!

> PA are also concerned around the height of the podiums , the loss of sight lines, changes in wind and shadowing. This tower seems very out of place.

>
> PA is seeing significant stress and anxiety from the neighbouring communities and the developer and City must take into condition the social and mental issues this change appears to be having.
>
> Please reject these changes
>
> Ken Louden
> Convenor Pyrmont Action
> [redacted]
>
> Sent from my iPhone

From: Martin Faura [redacted]

Sent on: Monday, June 29, 2026 2:36:26 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Re: Development Application D/2026/513 – 26–38 Saunders Street, Pyrmont

I am writing to object to the proposed development at 26–38 Saunders Street, Pyrmont.

I am a nearby resident, I have serious concerns about the impact this development will have on my home and the surrounding residential area. I appreciate that development in Pyrmont is expected, however, the size and intensity of this proposal appear excessive for this site and its immediate surrounds.

The most significant issue for me personally is the impact on outlook and views. My property currently offers views across Sydney Harbour, including the Harbour Bridge, Sydney Tower Eye, and the surrounding harbour. These views are a major part of the amenity of my home. The proposed tower would place a very large built form directly in front of surrounding apartments, permanently altering the outlook currently enjoyed by residents.

I ask Council to properly assess the view impacts from affected apartments, including from living areas and balconies, as these are the spaces residents use every day.

I am also concerned that the proposed building is too large and bulky for Saunders Street. A 37-storey tower, together with a 10-storey podium, would create a very heavy built form opposite existing residential buildings. In my view, the development does not provide an appropriate balance between increased density and the protection of existing residential amenity.

The proposed vehicle access is another major concern. The development includes six basement levels and parking for approximately 190 vehicles. Having the vehicle entry and exit positioned opposite nearby residential driveways will likely create traffic conflicts and safety issues. Saunders Street is already narrow and busy at times, and this part of Pyrmont is also used by many cyclists travelling to and from the Anzac Bridge cycleway. Additional vehicle movements in this location will increase the risk of accidents involving cars, pedestrians and cyclists.

The construction phase will also be significant. Demolition, excavation and basement construction of this scale will likely result in extended periods of noise, dust, vibration, truck movements and disruption to residents. If Council is minded to approve the application, strict conditions should be imposed to protect nearby residents, including clear limits on construction hours, vibration monitoring, dust control and proper traffic management.

I am also concerned about privacy, overshadowing and general loss of amenity. A development of this scale directly opposite existing homes will change the way residents experience their apartments, balconies and common areas. These impacts should be considered from the perspective of the people who already live in the area, not only from a streetscape or design perspective.

For these reasons, I ask Council not to approve the proposal in its current form. At a minimum, the height, podium scale, vehicle access arrangements and construction impacts should be reconsidered and substantially reduced.

This proposal is too large, too close and too disruptive for this particular location.

Kind Regards,
Martin Faura

From: <ianbulluss[redacted]

Sent on: Monday, June 29, 2026 2:37:04 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: City of Sydney re Saunders St Objection.pdf (79.01 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.

Attached is my submission objecting to the proposed development for 26-38 Saunders St, Pyrmont.

Regards,
Ian

_____

Ian Bulluss JP
703 / 21 Cadigal Avenue
Pyrmont NSW 2009
Mob [redacted]

28 June 2026

CITY OF SYDNEY

RE: D/2026/513

Applicant name: TM No 6 Pty Ltd

Site address: 26-38 Saunders Street Pyrmont NSW 2009

Working with the City of Sydney, various community groups from Pyrmont and Ultimo have long participated in planning for the Pyrmont peninsula protrudes. Of specific interest is any development with potential impact on areas adjacent to Bank Street, Pyrmont and / or the Sydney Fish Markets.

Several members of varying Pyrmont/Ultimo community groups have alerted me that prior representation to planning discussions have failed to materialise into a holistic approach to development proposed for 26-38 Saunders Street Pyrmont.

Particular concerns include:

1. **Excessive Height**

Proposed 39 floor tower plus 10 floor podium is out of character of local area and contrary to Bank St redevelopment current planning. This roughly equates to the Harbourside Tower currently under construction (west of Pyrmont Bridge); expected to have 48 floors and reach approximately 183 meters. Contrarily, the adjacent buildings to the proposed development have a far lower elevation.
These include:

Silk; 75m, 24 floors
Distillery; 74m, 19 floors
Stonecutters; 70m, 19 floors
Sugardock; 65m, 20 floors
Quarry; 65m, 19 floors
McCafferys; 58m, 18 floors
Regatta; 54m, 15 floors
Evolve; 46m, 14 floors

2. **Inadequate attention to Affordable and Social Housing**

The proposed residential tower fails to cater for the provision of affordable housing in line with State and Local Government guidelines. Without an improvement in housing provision the social

3. **Visual Pollution of Sydney's Western Gateway**

The proposed development will result in a building far above the maximum height of ANZAC Bridge thus severely impacting the visual amenity of the Pyrmont peninsula and the western gateway into Sydney.

The ANZAC Bridge pylons measure 69 metres. The proposed development will be over 120m higher than ANZAC Bridge.

4. **Overshadowing**

The proposed development will overshadow many of the surrounding buildings including the Sydney Fish Market. This overshadowing will have significant impact on the new developments proposed along Bank St. and the old Fish Market site.

5. **Traffic congestion**

The development fails to give adequate attention to the increased traffic flow being generated by the proposed over-sized tower. The number of units and the corresponding number of parking spaces will result in an overly burdensome impact on the current congested roads of the Pyrmont peninsular. This will exacerbate the traffic issues surrounding Anzac Bridge and the New Sydney Fish Market. An additional future impact will be resultant from the new developments at the old fish market site.

6. **Devaluation of surrounding properties**

The proposed development will result in a devaluation of existing properties. The proposal will generate a visually inferior landscape out of character of the existing surrounding buildings and heights. The overshadowing and lack of attention to infrastructure will generate a less than friendly environment in which to live.

7. **Pedestrian and Recreational Usage**

The proposed development inadequately provides for the provision of recreational facilities commensurate with the increase in pedestrian traffic.

Conclusion:

The proposed development is an affront to the current residents and is contrary to the City of Sydney development initiatives. This development application must be rejected due to its inadequate attention to overshadowing, excessive heights, traffic management, existing property values, visual pollution and affordable and social housing.

Does Sydney need another building that architecturally imitates an elongated shoe box standing on end?

I categorically object to this development proposal.

[redacted]

Yours faithfully,
Ian Bulluss JP
McCaffery's Tower
Pyrmont NSW 2009

From: Wendy Goodwin [redacted]

Sent on: Monday, June 29, 2026 3:24:53 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Matt Goodwin <[redacted]>

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 formally object to the proposed 37 Storey Tower Development.

We current live at 401/21 Cadigal Ave, Pyrmont and own two other properties in this building.

This proposal is significantly out of character with the current surrounding area. At 37 storeys, the building is far taller than any existing development nearby and would dramatically alter the skyline and streetscape. Such an oversized development is inconsistent with the scale and character of the neighbourhood and would set an undesirable precedent for future high-rise construction.

I am also deeply concerned about the impact on local traffic and congestion. The development will bring a substantial increase in residents, visitors, delivery vehicles, and service traffic into an area that already experiences congestion. The existing road network and intersections are not designed to accommodate this level of additional traffic, leading to longer travel times, reduced road safety, increased noise, and greater difficulty accessing our homes and local services.

The proposal will also have a significant impact on the daily lives of ourselves and nearby residents. A building of this height will overshadow neighbouring properties plus our own, reduce privacy, and obstruct views that residents like me have enjoyed for many years. The loss of natural light and open outlook will diminish our quality of life and enjoyment of our homes.

Furthermore, the increased population density will place additional pressure on local infrastructure, parking, public transport and community facilities. It is unclear whether adequate planning has been undertaken to ensure theses services can meet the increased demand.

For these reasons, I respectfully request that the application be refused or substantially amended to reduce the buildings height and density so that it is more appropriate for the surrounding area and minimises adverse impacts on existing residents.

Thank you for considering our objection.

Wendy & Matt Goodwin
Administration & Accounts Manager
McClintock Group
PO Box 97,
West Wyalong NSW 2671
ph: [redacted]
www.mcclintock.net.au

From: James Wright [redacted]

Sent on: Monday, June 29, 2026 8:50:32 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon,

I am writing to give feedback on Development Application D/2026/513 for 26–38 Saunders Street, Pyrmont. I am a local resident and owner on Saunders Street and have significant concerns about the scale of the proposed development.

A key concern is the increase in density and its impact on the surrounding streets. The proposal would introduce approximately 452 bedrooms (less those in the existing building), resulting in a substantial increase in vehicle, pedestrian, and bicycle traffic.

Saunders Street already operates as a narrow one-way contraflow street with on street parking both sides and a dedicated bicycle lane. During peak periods, nearby Bank Street and Miller Street regularly experience significant congestion. The additional traffic generated by this development is likely to worsen existing bottlenecks and place further pressure on local roads.

I am also concerned about pedestrian and cyclist safety along Saunders St, particularly at the intersection of Saunders Street and Quarry Master Drive, where vehicle, bicycle, and pedestrian movements come together in several directions. Higher traffic volumes will increase the risk of accidents at this already complex intersection.

Another concern is the proposed building height. The tower would be substantially taller than surrounding developments, including the residential buildings at Jacksons Landing, which are already situated on higher ground. The proposal is inconsistent with the established mid-rise character of Pyrmont and would be visually dominant within the local streetscape.

Finally, several buildings along Quarry Master Drive and Saunders St that currently enjoy several hours of sunlight in the mornings will suffer a significant decrease in sunlight due to the height of this proposal.

I do not object to redevelopment of the site in principle. However, I believe the proposed scale is excessive and should be reduced to better reflect the character of the surrounding neighbourhood and the capacity of the local infrastructure.

Thank you for the opportunity to provide feedback. I respectfully ask that these concerns be given consideration when assessing the application.

Kind regards,

James

From: sui 俊 [redacted]

Sent on: Tuesday, June 30, 2026 2:11:54 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: admin [redacted]

Subject: Submission DA D/2026/513 – Objection – 26-38 Saunders St Pyrmont

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

Dear City of Sydney Planning Team:

I am writing to formally object to Development Application D/2026/513 for the site at 26-38 Saunders Street, Pyrmont (The Venetian). My residential address is: 120 Saunders Street Pyrmont NSW, directly opposite the proposed tower.

My key concerns are as follows:

1. The proposed 38-storey tower is excessively high and out of scale with the existing low-to-medium density neighbourhood in Pyrmont. It will dominate the skyline and ruin the local street character.

2. The massive increase in residential units will drastically raise local population density, causing severe traffic congestion, lack of on-street parking and overloaded local public facilities.

3. This tall building will block natural sunlight, ventilation and harbour views for residents at 120 Saunders Street, significantly reducing liveability and the long-term market value of our apartments.

4. The current proposal does not provide sufficient mitigation measures to offset the negative impacts on neighbouring residential buildings.

I request that this DA be refused in its current form, or substantially revised to reduce height and bulk to match the surrounding urban context of Pyrmont.

Best regards

Jun Sui

Unit 70 120 Saunders Street Pyrmont NSW 2009
Contact: jun sui :
Mobile: [redacted]
Email: [redacted]

Jun Sui

From: Robert Gavagna [redacted]

Sent on: Tuesday, June 30, 2026 2:44:19 PM

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

Subject: Proposed Development for 26-38 Saunders St Pyrmont. Reference #D2026/313

Attachments: CITY OF SDNEY.docx (37.79 KB)

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

Please see attached my letter in objection to this proposed development.
Yours Faithfully,
Robert Gavagna
McCaffery's Tower Pyrmont

CITY OF SYDNEY

Applicant name:
TM No 6 Pty Ltd
Reference number:
D/2026/513

Site address:
26-38 Saunders Street Pyrmont NSW 2009

My Opinion:
I strongly object to the proposed development.
My reasoning follows:

Height Limits:
Audaciously, the proponent seeks its building to be as high, or higher than our landmark Anzac Bridge! Imagine daring the same with its neighbour the Sydney Harbour Bridge! Why should it be different? This proposed total height is way out of line with those of surrounding buildings, especially those on a similar ground level. Additionally, because this proposed building sits on land that is approximately the equivalent of six storeys above sea level, its overall height is a very challenging issue.

Almost all modern foreshore residential buildings on the Pyrmont Peninsula are from 5 – 15 stories in height. The few that are higher (say 20 plus stories) are located on the highest parts of the Pyrmont peninsula.

This seems to reflect the successful outcome achieved on Mediterranean islands over the centuries, it's due to similar height buildings rising gradually, level by level to the top centre part of those islands. This comes down to nothing more than common sense and regard for one's fellow residents.

Alarmingly, it appears a tragic outcome of the Sydney Fish Market relocation is that the three Bank Street private landowners (two long term and one recent) have been granted zoning rights for new buildings on their properties to reach as much as double the height of existing front line residential buildings along the foreshore of our Pyrmont Peninsula. This is especially concerning as those buildings will be located 'ringside' between the approach to Anzac Bridge and Blackwattle Bay foreshore.

Fortunately, the input from COS requesting more cross views and sunlight for the benefit of workers, visitors and plant life did lead to the lowering of second building heights on two of those properties (approximately half the height).

View Blockage:
A seriously concerning impact on neighbouring residents and properties is that of sun light. Those that are located to the west of this proposed structure will have a pronounced lessening of easterly morning sun. And by afternoon time, this adverse impact will be felt by those to the south and progressively to

the east of the proposed building. What value is being attached to sun light and its beneficial properties for human and plant life with this proposal?

And why should a solitary giant of a building cause neighbouring residents to lose their views of local highlight features such as our peninsula waters, Anzac Bridge and its pylons and of course the new Sydney Fish Market? Please reflect on the difference between this proposed domination approach in planning versus the historically successful outcome of an equitably tiered approach, as applied to Mediterranean islands.

Road Traffic:

With an intended resident car capacity of 190 vehicles, the impact on local traffic from this building's vehicles must be considered. There are only two entry/exit routes available to/from Saunders Street; one is via a recently narrowed Quarry Master Drive, which turns at right angles into a routinely busy Miller Street or directly onto a normally slow traffic moving Bank Street. This potentially heavy impact on traffic must be considered much more closely. Because of an expanding residential and 'visitor' work force, coupled with narrow streets and bicycle lanes, our road traffic is disturbingly slow. This dramatic, new inflow of vehicles can only exacerbate the very tight road transport situation.

Need for new approach:

This observation is not specifically directed to the application at hand. However, it does provide readers with an opportunity to think about a broader and suitably relevant point of view.

There are many older suburbs attached to the Sydney CBD. These include suburbs such as Pyrmont, Ultimo, Glebe, Camperdown, Darlinghurst, Newtown, Redfern, Surry Hills etc. These suburbs are all characterised by two level terrace houses; historically famous for accommodating more citizens in fewer buildings. Surely the time has come when suitably located blocks of such houses (ideally, adjacent to a CBD thoroughfare or public transport station) might be replaced by residential buildings of 6-8 levels. This would be a less dramatic and arguably more equitable and effective way of boosting our inner Sydney population!

Instead, we seem to regard Pyrmont Peninsula as Sydney's minor version of Manhattan or Hong Kong Islands. Why exploit and damage the Pyrmont Peninsula by seeking to squeeze in as many high rise residential buildings as possible? At least consider the terrace house conversion approach as a broader and less dramatic or damaging solution for boosting inner city population.

Yours faithfully
Robert Gavagna
McCaffery's Tower
Pyrmont NSW 2009

From: Kamal Raymond Toutounji [redacted]

Sent on: Tuesday, June 30, 2026 7:07:24 PM

To: dasubmissions@cityofsydney.nsw.gov.au; cmoore@cityofsydney.nsw.gov.au; jmiller@cityofsydney.nsw.gov.au; zmaxwell@cityofsydney.nsw.gov.au; aworling@cityofsydney.nsw.gov.au; oarkins.governmentarchitect@planning.nsw.gov.au; olivia.hyde@planning.nsw.gov.au; council@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Dear Sir

I wish to make a submission regarding the above DA at 120-122 Saunders St Pyrmont

I understand that the public submissions close in 3 days on Friday 3rd July 2926

We live at Tara unit block 2-10 Quarry Master Drive Pyrmont which is right opposite the proposed development

I have owned that unit since the block was built in 2000

My unit and verandah is also right opposite and facing the proposed development

My wife and I main objections to the DA is based on the following points :

1) The entry/exit of the proposed basement parking for 190 vehicles is terribly situated as It is right opposite :

a) The basement entrance to 2-10 Quarry Master Drive which is a 9 level unit block with approximately 90 vehicles

b) The basement entrance to 120-122 Saunders St which is approximately 37 stories and approx 190 vehicles

c) The pedestrian and bicycle overpass leading to Pyrmont bridge which gets very busy in the mornings and afternoon.

The above 3 points will make it very dangerous for this new proposed entrance of the DA especially for the bicycle riders who speed down the ramp and across Saunders street. Unfortunately, I can foresee a bicycle accident in the future if the entrance is not situated elsewhere

2) The proposed 37 storey DA is far too much for tiny streets like Quarry Master Dr/Saunders St.
Saunders St already cannot accomodate 2 cars going the opposite directions . One car has to stop and park to allow the other car to pass. Service trucks going through that street have no chance

3) Having TWO 37 storey towers (26-38 Saunders St and 120-122 Saunders St) within a few metres from each other is just too much for that area and most especially for the residents of my unit block at 2-10 Quarry Master Drive which will be squeezed between 2 giant blocks

4) We moved in to our unit in 2022 when we downsized. It was meant to be our quiet retirement residence. I was not expecting to face a noisy construction site for at least the next 3 years right opposite our main verandah. This is not what we expected our final years in retirement to be. We are already 75 and 76 years old and we probably will NOT be around in 4-5 years especially my wife who has multiple health problems

At the very least; I believe the driveway entrance should be moved away from the corner of Saunders St and Quarry

Master Dr AND the height of the proposed DA should be limited to no more than that previously recommended by Sydney City Council in 2024 which was a 33 Storey tower and 6 storey podium which is already more than generous (and profitable) to the developers

Please keep me informed out your decision

Thank you for taking the time to read and consider this submission

Kamal & Linda TOUTOUNJI
41/2-10 Quarry Master Drive
PYRMONT NSW 2009
Australia
[redacted]

From: Kamal Raymond Toutounji [redacted]

Sent on: Tuesday, June 30, 2026 7:07:24 PM

To: dasubmissions@cityofsydney.nsw.gov.au; cmoore@cityofsydney.nsw.gov.au; jmiller@cityofsydney.nsw.gov.au; zmaxwell@cityofsydney.nsw.gov.au; aworling@cityofsydney.nsw.gov.au; oarkins.governmentarchitect@planning.nsw.gov.au; olivia.hyde@planning.nsw.gov.au; council@cityofsydney.nsw.gov.au

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Please keep me informed out your decision

Thank you for taking the time to read and consider this submission

Kamal & Linda TOUTOUNJI
41/2-10 Quarry Master Drive
PYRMONT NSW 2009
Australia
[redacted]

From: Michael Milnes [redacted]

Sent on: Wednesday, July 1, 2026 1:36:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon,

My comments on this development application are unfortunately negative.
The building appears to be way too tall for the area and will completely dominate not only the Jacksons Landing estate but will also be visible from every viewpoint in Pyrmont, completely changing the character of the area.
It will also compete visually with Crown Tower and Barangaroo Towers, for anyone looking towards the city from the North Shore.
In short, it will stick out like a sore thumb.
If the building matched the height of the surrounding towers in Jacksons Landing, that would be more appropriate.
At the moment, this application risks creating another eyesore like Blues Point Tower.

Best Regards,
Mike Milnes.

From: Kristine Kwan [redacted]

Sent on: Wednesday, July 1, 2026 1:45:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Having lived in Pyrmont for 18 years and witnessed many changes and developments, and as a resident who looks across to the proposed development, I am completely opposed to its unnecessary destruction for the following reasons:

- The building is only 26 years old; is that an indication that my building of 32 years old would be next in line for redevelopment?

- Whilst Pyrmont has grown over the years, the infrastructure has not changed to support the existing traffic congestion, not only caused by residents but by cars passing through. There is already congestion at the intersection of Pyrmont Bridge Road and Bank Street when you have cars coming off Anzac Bridge, approaching Anzac Bridge, off the Western Distributor and on to Anzac Bridge from Bank Street. The addition of another 175 apartments will contribute to this, not to mention the 265 apartments coming to Harbourside in Darling Harbour.

- We already suffer the trucks from Hanson/Hymix blocking traffic and destroying the road so this will be increased.

- Public transport is insufficient. The Pyrmont metro will not open until 2032, the buses are unreliable either late, early or cancelled, the light rail can now be overcrowded due to more traffic to and from the new fish markets.

- Why do we need more retail space when there are plenty of empty shops on Harris Street which have been vacant for a long time?

- The height of the building appears to be excessive at 38 floors when it will block open views, and limit sunlight. For the residents of Pyrmont, which has more of a village feel, what kudos is there in having “Pyrmont’s tallest residential building”? Are we trying to compete with The Crown?

- There will be more dust, pollution, noise and vibrations from the demolition which will not only reduce my sanity and quality of life but also devalue my property. How am I compensated for the loss of quiet enjoyment I have previously enjoyed?

I do not believe this will solve the housing problem as who will be able to afford to buy into this “luxury development”?

Kind regards
Kristine Kwan

From: Lea Eastwell [redacted]

Sent on: Wednesday, July 1, 2026 3:12:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Dear Ms Rickersey

I have many objections regarding the above proposed development. I have lived in Jacksons Landing for a brief time and my reasons for buying here are many fold, but mainly for the quiet amenity.

The new build is all part of progress but, does progress need to impinge on existing residents. Following are the objections I would like noted.

1) The development has the potential to adversely affect neighbouring properties through increased overlooking, loss of privacy, overshadowing, noise and reduced outlook. These impacts would diminish the reasonable enjoyment of surrounding residential properties, including the blocking of sunlight on many of the existing apartments surrounding this proposed new build.
2) There is no affordable housing for essential workers, these new apartments are to be all 'luxury' apartments, this would be prohibitive in affordability for any essential worker, which if you believe what you read is an imperative component for all new builds. The city needs to accommodate this.
3) The proposed new build will likely generate additional vehicle movements, limit on-street parking and reduce the amenity of the surrounding streets.

To end,I have a number of questions:

a. Is the proposed development contributing or building any public open space ie parks, BBQ's, seating and children's play areas?
b. Why does the proposed new build need to be so high? It seems excessive.
c. Should this new build be approved, does this pave the way for future excessively high apartment blocks?

Sincerely
Lea Eastwell
805/21 Cadigal Ave
Pyrmont 2009

From: Peter Cox [redacted]

Sent on: Wednesday, July 1, 2026 3:01:58 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 express my strong opposition to the development application for 26-38 Saunders Street, Pyrmont. I am a co-owner and occupier of an apartment at 40 Saunders Street, Pyrmont, which is directly across the street from the site of the development application. I am retired and so spend a significant amount of time each day in my home.

The demolition of the existing 6 level apartment building (which was only recently constructed) and the construction of a tower of more than 30 levels will cause enormous disruption to my neighbourhood. I will be subjected to several years of disturbing demolition and construction noise for six days a week. There will be large amounts air and noise pollution which will prevent me from using my balcony and bedrooms which directly face the proposed construction site (separated by a relatively narrow street). I will no doubt be forced to keep windows closed and will not be able to access fresh air in my apartment. This will necessitate the use of air-conditioning and thereby increase my electricity costs. I will be fighting an ongoing battle with airborne demolition and construction dirt. The sound of jackhammers and construction will permeate my home for several years.

Narrow residential streets outside my building are unsuitable for the large trucks and heavy machinery needed to support the proposed development. This machinery will generate significant amounts of noise and diesel pollution, which will seriously impact the physical and mental health of myself and the hundreds of residents living in adjacent apartment buildings. Vehicular access to my building will no doubt be impeded, local streets will be covered in construction-related dust. Construction vehicles will take up limited residential street parking. I expect that the impacts will be intolerable.

I do not wish to be forced to move from my home, just so developers can profit from the sale of these apartments. I do not expect these expensive apartments will provide relief from housing stress, but rather will be an investment vehicle for the wealthy (including people from overseas). I expect that the value of my home will fall as it will now be located adjacent to a multi-year construction site, and the resulting 30+ storey tower. I cannot sell and move to another location without suffering a significant negative financial impact. No doubt there are other residents in a similar situation.

I ask - why should the physical, mental and financial health of hundreds of residents suffer so that a "luxury" apartment building can benefit a tiny few?

Yours sincerely

Peter Cox

From: PJ [redacted]

Sent on: Thursday, July 2, 2026 12:29:21 AM

To: dasubmissions@cityofsydney.nsw.gov.au; Darlinghurst Sydney Council <council@cityofsydney.nsw.gov.au>

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon,

Please find my **objection** to this proposed development in this email

In my view the proposed 37 storey tower is completely out of character for where it is proposed to be built. It will significantly impact the harmony of natural beauty and developments that otherwise characterise this part of Pyrmont and add no value in terms of adding affordable housing.

There is already an oversupply of apartments of this nature in Pyrmont and the new Mirvac development in place of the old fish market is just across the road.

At the very least the height of the tower must be significantly reduced to match it's surroundings and it should just be a residential building.

We moved to Pyrmont about 2 years ago and absolutely fell in love with this place.

We didn't know that such a beautiful place with natural beauty existed right next to the city where we were living for about 18 years prior to moving to Pyrmont.

It's so wonderful to walk around this part of Pyrmont at anytime of the day.

The proposed development will neither attract young families to Pyrmont nor provide affordable housing.

Being on the West side it will also block the evening sun from casting it's glow over Pyrmont and darling Harbour.

I walked over to the proposed construction site and also looked at it from different places and I can't imagine how this 37 storey tower will be nothing but an eyesore.

Pyrmont doesn't need this development. It will mostly benefit the developer and rich investors not Pyrmont community.

Regards
PJ

From: Christine Courtnall [redacted]

Sent on: Thursday, July 2, 2026 5:49:52 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 totally disagree with this development
There is no reason why a building which is already in place should be replaced by something that goes against all existing structures in the area. It will have a derogatory impact on so many surrounding buildings which are people's homes
Common sense needs to prevail not greed and negligence.
Sent from my iPhone
Christine Courtnall

From: Matthew and Emily [redacted]

Sent on: Thursday, July 2, 2026 11:35:44 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 oppose this DA application as a resident and rate payer of Pyrmont.

Pyrmont is a beautiful suburb with a unique character and a wonderful sense of community. This project would permanently change the neighbourhood we love by bringing increased construction and traffic noise, overshadowing our homes, reducing natural light, and potentially creating reflected sun glare, along with many other impacts.

From: [redacted]

Sent on: Thursday, July 2, 2026 11:49:28 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Dear Sir/Madam,

I am writing to object to Development Application for the proposed development in Pyrmont.

I have lived in Pyrmont for over a decade, and I am deeply concerned about the impact this proposal would have on the character, livability, and amenity of the neighbourhood. Pyrmont has a distinct built form that is generally mid-rise in scale, and this proposal is far too large and dominant for its context.

My primary concerns are the excessive height and bulk of the tower, the severe overshadowing of surrounding mid-rise buildings, and the long-term loss of sunlight, outlook, and visual amenity. A tower of this scale would sit uncomfortably within the existing streetscape and would overwhelm nearby buildings and public spaces.

I am also concerned about the likely construction impacts, including extreme noise, vibration, traffic disruption, dust, and general disturbance during what would likely be a lengthy building period. These impacts would significantly affect residents, workers, and businesses in the surrounding area.

This proposal would create an overbearing presence in Pyrmont and set an unfortunate precedent for future development that is inconsistent with the scale and character of the area. For these reasons, I respectfully request that Council refuse the application.

Regards,
[redacted]

PS. Please keep my name confidential.

From: Ossie Cesaro [redacted]

Sent on: Thursday, July 2, 2026 8:01:08 AM

To: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; Monica Barone <mbarone@cityofsydney.nsw.gov.au>; DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; sydney@parliament.nsw.gov.au

CC: : Olly Arkins <OArkins@cityofsydney.nsw.gov.au>; Sylvie Ellsmore <SEllsmore@cityofsydney.nsw.gov.au>; Lyndon Gannon <LGannon@cityofsydney.nsw.gov.au>; Robert Kok <rkok@cityofsydney.nsw.gov.au>; Zann Maxwell <ZMaxwell@cityofsydney.nsw.gov.au>; Jess Miller <JMiller@cityofsydney.nsw.gov.au>; Matthew Thompson <MThompson@cityofsydney.nsw.gov.au>; Yvonne Weldon <YWeldon@cityofsydney.nsw.gov.au>; Adam Worling <AWorling@cityofsydney.nsw.gov.au>

Subject: SUBMISSION REGARDING PROPOSED REDEVELOPMENT D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 Applicant TM NO.6 PTY LTD

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:

RE: SUBMISSION REGARDING PROPOSED REDEVELOPMENT

D/2026/513

Address

26-38 Saunders Street PYRMONT NSW 2009

Applicant

TM NO.6 PTY LTD

More luxury apartments in Pyrmont – Just what is needed. What happened to part of all developments having affordable housing.
Now a monstrosity of a building is being proposed with no affordable housing. What are the benefits to the public?

The development will also have a major impact on existing residents by subjecting them to:
Construction noise, additional traffic congestion, delays in and out of Pyrmont, road closures, safety issues, etc.

The scale of the building is not in proportion to its surrounds and will become an eye sour dominating the area.
With the amount of development in surrounding areas on the water front, be it Pyrmont, Blackwattle Bay and Glebe, congestion of traffic and safety needs to be considered.

Please consider the proposed development effect as it will have a major impact on Pyrmont, surrounding areas and residents - present and future.

Kind regards

Oswald Cesaro
[redacted]

From: Russell Darnley [redacted]

Sent on: Wednesday, July 1, 2026 4:35:59 PM

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

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention

Attachments: Critique of the D2026513.pdf (255.91 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.

Please note there was a slight error in my previous submission. This is the correct submission.

Disregard the previous one

History

Before the current development application D/2026/513, the "Sydney Local Environmental Plan 2012", mapped out the future development, height increases, and rezoning for the Pyrmont Peninsula. An attachment "A1 Early Engagement Report" stated that the building at 26-28 Saunders St is "an eyesore and has a number of structural defects." This seems to have instilled a misconception about the building. In fact, the building at 26-38 Saunders Street is only 26 years old and does not show signs of dilapidation internally and externally. Subsequent additions have also been approved and carried out, including those under City of Sydney D/2005/70 and D/2019/346.

In 2012, council planning for Saunders Street prioritised:

- respecting Pyrmont's distinctive cliffside geography;
- protecting solar access; and
- preserving a low-impact residential buffer from commercial intrusion.

However, a shift driven by state intervention led to the opening up of the possibility for a 36- to 38-storey skyscraper on the site in 2025/2026.

Negative Impacts of 26-38 Saunders Street Proposal

Noise pollution

Street noises

The street is already noisy with resident's transport, delivery vehicles, technical and trade vehicles, Council waste removal vehicles and street sweeping equipment.
Sounds of conversations throughout the day and night are also most apparent.

Impact of The Sandstone Escarpment

The raw, unweathered sandstone cliff behind 2-10 Quarry Master Drive and along the north-west section of the street already possesses a near-zero sound absorption coefficient, functioning as an acoustic mirror creating conditions that increase sound. Bare sandstone is a highly reflective acoustic surface. This means all the following are amplified

- Traffic noise especially cars, motorbikes and delivery vans
- Human voices especially shouting
- Construction noise
- And HVAC plant noises from nearby buildings all tend to bounce off the rock face rather than being absorbed

The escarpment, opposing apartment buildings, and the narrow street combine to create a reverberance pocket. Sound bounces between surfaces increasing, echo, reverberation time, low frequency rumbling from vehicles. Additionally,

the clarity of voices (conversations can be heard from surprisingly far away.

Noise Impact of Demolition, Excavation and Construction

Recent European Acoustics Association studies on Sydney's high-density sandstone conclude that it is most efficient at transmitting low-to-mid-frequency vibrations (20 Hz–250 Hz). A major problem with the demolition, excavation and construction is that it will impose a further burden of noise and vibration, on the residential buildings along Quarry Master Drive (2-10, 14A and 14). It will be very difficult to bear.

While demolition or construction is confined to Mon–Fri: 7:00 am–6:00 pm and Sat: 7:00 am – 5.00 pm, workers, vehicles, and equipment tend to move onto and off site before and after official working hours. In addition, the Construction Management Plan opens the possibility of longer project operating hours with the statement:

"The Principal Contractor will endeavour to complete work within the above and/or approved working hours. It should however be noted, that due to the nature of the project, high risk works, CoS approvals etc there may be a requirement to consider extended or weekend shifts. Where this need arises, consultation will be undertaken with council."

It is proposed that the when the building is complete the western and northern frontages facing Quarry Master Drive will be articulated, avoiding a flat surface. It is claimed that this will avoid sound bouncing sound straight back at the cliff. Nonetheless sound will still be refracted and will bounce off the face of buildings and ultimately off the cliff.

Excavation noise

Total excavation depth appears to be 24.85 metres.

- The distance vibrations travel through sandstone depends on the equipment used, with high-energy, low-frequency impact hammering requiring a 20 to 50-metre buffer, while high-frequency rock saws dissipate within 5 to 15 metres.
- Due to the high density and stiffness of Sydney Sandstone, low-frequency waves travel efficiently and dissipate according to distance-based attenuation.
- While vibrations generally fall below structural damage thresholds within 10 to 30 metres, human-perceptible motion can travel 50 to 100 metres away.

Wind

According to the NSW State of the Environment Report and findings from the NSW and Australian Regional Climate Modelling (NARCliM) project, Sydney is projected to experience a significant increase in extreme weather events. East coast low pressure systems (southward tracking tropical cyclones) in summer are expected to bring higher peak wind speeds. This is not addressed in the development application.
Although at 26-38 Saunders Street a wind gallery will separate the podium from the 140.2 metre tower the height is likely to exacerbate the wind tunnelling effects, particularly during extreme weather events.

Physical Health

Dust levels in Pyrmont near the ANZAC Bridge are heavily influenced by heavy vehicle traffic along the Western Distributor and Victoria Road. Localized particle pollution—primarily PM 10 and PM 2.5 generally remains within national compliance limits but frequently reaches elevated levels for sensitive groups during high-traffic hours.

Buildings completed in the period when 26-28 Saunders St was, pose a very specific structural and material risk profile. Structures from this era rely heavily on high-strength concrete mixes, precast concrete panels, and core-filled masonry blocks. Dust from demolition of the building will add to existing dust levels in the vicinity':
Amongst the health risks identified are the release of:

Excavating Sydney sandstone releases high levels of Respirable Crystalline Silica (RCS) dust due to its extremely high quartz content. Inhaling these microscopic particles causes permanent lung damage.
Exposure to RCS and other demolition pollutants poses several severe health risks

- Silicosis**:** Scarring of the lungs that severely limits breathing capacity.
- Lung Cancer: Crystalline silica is a known human carcinogen that promotes tumour growth.
- COPD**:** Chronic obstructive pulmonary disease, leading to bronchitis and emphysema.

- Systemic Diseases**:** Increased risk of chronic kidney damage and autoimmune disorders.
- Acute Respiratory Distress: Caused by inhaling chemical additives, epoxies, and 1990s sealers released during concrete pulverisation.
- Skin and Eye Irritation: Caused by contact with synthetic mineral fibres (glass and rock wool insulation) or chemical coatings, resulting in severe rashes, eye inflammation, and throat irritation.

These airborne pollutants also seriously aggravate existing respiratory conditions, such as asthma and bronchiectasis.

The DA states in relation to dust control that "where appropriate, adequate dust control measures will be put in place to control wind driven dust and dust arising from demolition and excavation work activities." This statement sheds little light on what control measures might be employed.

Mental Health

The demolition, excavation and construction phase will result in a considerable increase in noise, which can lead to noise-induced cardiovascular stress, and community anxiety from high-decibel vibrations. As observed, it is likely that this noise will continue beyond the official demolition and construction hours.

Construction noise can have several negative impacts on health and well-being:

- **Chronic Stress**: Leads to anxiety, irritability, and reduced concentration.
- **Sleep Disturbances**: Disrupts sleep patterns, causing fatigue and decreased cognitive function.
- **Hearing Loss**: Noise exposure can result in hearing loss, affecting social interactions and relationships.
- **Negative Emotions**: Increases negative emotions, potentially leading to mental health issues and unsafe behaviour.

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According to the City of Sydney the 2025 Estimated Resident Population for Pyrmont and Ultimo precincts were:

- Pyrmont – population 13,933, with a population density of 14,970 persons per square km.
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The most recent population planning for the Ultimo and Pyrmont precincts projects
up to 4,800 new dwellings and 23000 new jobs with potential capacity of up to 6,100 new dwellings and up to 27,000 new jobs.

The project will substantially increase population and density in an already densely settled area, while also changing the socio-economic mix because of the luxury nature of the proposed development.

Topographic discontinuity

The plan for the building will result in a major increase in height that does not respond to the topography of the site most notably proximity to the escarpment. While existing buildings are consonant with local topography what is proposed is extremely dissonant. Street level on Saunders St is 17 metres above sea level, so it will stand 157.2 metres above sea level making it the highest structure in Pyrmont standing 27.2 metres higher than the eastern tower of the ANZAC Bridge.

Construction & Demolition Waste Management

Although the *Construction & Demolition Waste Management Plan* describes 26-28 Saunders St as "currently occupied by an ageing multi-storey residential flat building" it was completed in 2000. Such ambiguity occurs throughout many developer documents tendered to Sydney City Council.

Energy wastage

Much energy was consumed in the production of the bricks, tiles, concrete, plasterboard and metals used in the construction of the building. Also, a considerable amount of energy will be consumed in the demolition, hardly in

accord with environmentally sound practices
Much emphasis is placed on the recycling of demolished materials. While local processing is intended, transporting low-value heavy waste, like bricks, uses much fuel which is not in accord with carbon neutral practice.

Unrecyclable Waste

Documentation is vague on unrecyclable residual waste such as carpet, complex plastics and airborne pollutants in the form of dust particles, already addressed under the heading **Physical Health**, above. Carpet can be recycled, but the infrastructure to strip glue from nylon fibres is limited Most used carpets still end up in landfills because it costs more to process them than they are worth.

Management of Excavation Waste

Excavation beneath the existing structure will involve cutting into sandstone, as the site is located on Sydney/Hawkesbury Sandstone dating from the Middle Triassic period, (235–247 million years ago) which is highly pure quartz. The statement in the *Construction & Demolition Waste Management Plan* that "wherever practical excavation material will be reused as part of the development" requires further clarification.

The Geotechnical Letter – Sandstone Recycling notes that the site is overlain by moderately deep fill from 0.85 to 2.44 metres and beyond this is sandstone. The "sandstone profile is generally weathered and highly fractured over the upper 5 metres depth" but beyond this it's fresh, with prominent siltstone laminations.

The overall depth of a six-level car park will be about 21 metres which means that there is about 13.5 metres of unweathered sandstone.

'Excavation material that is not natural (virgin) material will be transported to an approved landfill site or off-site recycling depot'.

After the concrete basement structures have been removed excavation will be in weathered sandstone for the first 5 metres, what disposal is planned for it and what is the plan for the remaining unweathered sandstone? The Geotechnical report advises that the sandstone, is not suitable for harvesting as "yellow block"

The Escarpment and Geotechnical Considerations

The escarpment opposite the building site has numerous weaknesses and requires extensive pinning to prevent rock falls. Greater vigilance will be required with any development at 26-28 Saunders street that involvers excavation.

2. Traffic, Access, and Transport Infrastructure

Admission of Severe Network Strain with Peak Period Traffic Gridlock

The developer's Traffic Impact Assessment and Development Application (DA) indicate that the project will generate approximately 346 to 387 daily vehicle movements. This introduces a net increase of around 250 daily trips to the local road network.

Peak Hour Traffic Projections

- Morning Peak: Approximately 38.7 trips per hour.
- Afternoon/Evening Peak: Approximately 30.1 trips per hour.

Anticipated Infrastructure Impact

- Gridlock: The influx will place unsustainable pressure on an already overburdened street system, specifically causing gridlock on Quarry Master Drive.
- Congestion: Adding 190 residential parking spaces, 7 retail parking spaces, 198 bicycle spaces and 16 motorcycle spaces will worsen congestion at local intersections.
- Saturation: Traffic volumes will exceed acceptable Levels of Service, leaving the local road network effectively saturated.

Service Vehicle Conflict

While service vehicles are directed to a dedicated loading bay, their entry and exit paths will clash with peak residential flows and exacerbate local street blockages.

Insufficient Parking

The proposal's high density will place unsustainable pressure on already limited local on-street parking.

Dangerous Driveway Placement

The single vehicle entry and exit point is positioned opposite 2-10 Quarry Master Drive and 120-122 Saunders Street, creating a dangerous conflict point for pedestrians and vehicles.

Safety and Service Risks

The vehicular access design obstructs waste collection and street-sweeper movements and may also impede emergency vehicle access.

Access to public transport

The implication is that public transport is so close to the development that this will reduce the reliance of residents in the proposed tower on vehicular transport.

The Metro

The site is claimed to be 500 metres from the Pyrmont Metro station. The actual distance depends on the route:

- Quarry Master Drive, Saunders & Miller Streets 596 metres
- Jones Street Pocket Park and Miller Street 623 metres
- Johns and Miller Streets 677 metres

Research by Daniels, R and Mulley, C from the University of Sydney indicates that here in Sydney people walk an average distance of 570 metres to public transport.

The Metro station is just a little too far.

The Light Rail

At present the operational capacity is about 1500 passengers per hour. This results in carriages reaching peak capacity on many runs. Adding more passengers is not viable. See the "Peak Hour Passenger Train Crowding Levels in Sydney and Their Implications for Urban Consolidation" at australasiantransportresearchforum.org.au.

3. Construction Management

Cranes, hoists and scaffolding

Up to three tower cranes are anticipated, each with a dedicated loading zone along with multiple personnel hoists will be required. Internal lifts will be commissioned early to allow removal of external hoists. Scaffolding will be erected by licensed professionals and comply with all codes. No detail is provided

Impact of Road Closures & Temporary Adjustments on Neighbourhood Amenity -

It is stated that pedestrian movement and access will be maintained and impacts minimised, though little is said about existing vehicular traffic.

In addition to erection of dismantling of mobile cranes, tower cranes scaffolding and hoarding there will be ongoing movement of building materials. Access is limited in the Saunders and Quarry Master Drive precinct. How will this be managed without having a profound impact of the amenity of the precinct for residents.

Public Transport & Worker Parking

While it is stated that workers will be encouraged to use public transport, carpooling and vehicle sharing there is no indication as to how this will be managed much less enforced.

Waste Management

Principles for waste minimisation strategies are references but there is no detail on a general Waste Management Plan, let alone a Hazardous waste removal plan.

Stormwater & Sedimentation Control

A detailed Erosion & Sediment Control Plan has not been prepared.

8. Construction Noise & Vibration Management

It is remiss of the developers, in an area with such obvious acoustic challenges not to provide a Noise & Vibration Management Plan but only to offer such a plan post-DA approval, addressing.

Conclusion

The proposed development consisting of 175 residential units plus 7nretail tenancies presents an unsustainable burden on the local road network. Generating up to 387 daily vehicle movements will push already vulnerable infrastructure past its breaking point. The resulting saturation of intersections and inevitable gridlock on Quarry Master Drive demonstrate that the local area cannot support this intensity.

Furthermore, the environmental and health impacts of the construction phase present unacceptable risks. Excavation of Sydney sandstone will release highly dangerous respirable crystalline silica (RCS) dust and chemical pollutants, threatening the health of nearby residents and workers. Because the development fails to provide viable traffic mitigation or adequately address these severe public health risks, the application should not be approved in its current form.

Yours sincerely
Russell Darnley OAM
16/ 2-10 Quarry Master Drive, Pyrmont, 2009
[redacted]

Pdf with signature attached

History

Before the current development application D/2026/513, the "Sydney Local Environmental Plan 2012", mapped out the future development, height increases, and rezoning for the Pyrmont Peninsula. An attachment "A1 Early Engagement Report" stated that the building at 26-28 Saunders St is "an eyesore and has a number of structural defects." This seems to have instilled a misconception about the building. In fact, the building at 26-38 Saunders Street is only 26 years old and does not show signs of dilapidation internally and externally. Subsequent additions have also been approved and carried out, including those under City of Sydney D/2005/70 and D/2019/346.

In 2012, council planning for Saunders Street prioritised:

- respecting Pyrmont's distinctive cliffside geography;
- protecting solar access; and
- preserving a low-impact residential buffer from commercial intrusion.

However, a shift driven by state intervention led to the opening up of the possibility for a 36- to 38-storey skyscraper on the site in 2025/2026.

Negative Impacts of 26-38 Saunders Street Proposal

Noise pollution

Street noises

The street is already noisy with resident's transport, delivery vehicles, technical and trade vehicles, Council waste removal vehicles and street sweeping equipment.
Sounds of conversations throughout the day and night are also most apparent.

Impact of The Sandstone Escarpment

The raw, unweathered sandstone cliff behind 2-10 Quarry Master Drive and along the north-west section of the street already possesses a near-zero sound absorption coefficient, functioning as an acoustic mirror creating conditions that increase sound. Bare sandstone is a highly reflective acoustic surface. This means all the following are amplified

- Traffic noise especially cars, motorbikes and delivery vans
- Human voices especially shouting
- Construction noise
- And HVAC plant noises from nearby buildings all tend to bounce off the rock face rather than being absorbed

The escarpment, opposing apartment buildings, and the narrow street combine to create a reverberance pocket. Sound bounces between surfaces increasing, echo, reverberation time, low frequency rumbling from vehicles. Additionally, the clarity of voices (conversations can be heard from surprisingly far away.

Noise Impact of Demolition, Excavation and Construction

Recent European Acoustics Association studies on Sydney's high-density sandstone conclude that it is most efficient at transmitting low-to-mid-frequency vibrations (20 Hz–250 Hz). A major problem with the demolition, excavation and construction is that it will impose a further burden of noise and vibration, on the residential buildings along Quarry Master Drive (2-10, 14A and 14). It will be very difficult to bear.

While demolition or construction, is confined to Mon–Fri: 7:00 am–6:00 pm and Sat: 7.00am – 5.00 pm, workers, vehicles and equipment tend to move onto and off site before and after official working hours. In addition, the Construction Management Plan opens the possibility of longer project operating hours with the statement:

"The Principal Contractor will endeavour to complete work within the above and/or approved working hours. It should however be noted, that due to the nature of the project, high risk works, CoS approvals etc there may be a requirement to consider extended or weekend shifts. Where this need arises, consultation will be undertaken with council."

It is proposed that the when the building is complete the western and northern frontages facing Quarry Master Drive will be articulated, avoiding a flat surface. It is claimed that this will avoid sound bouncing sound straight back at the cliff. Nonetheless sound will still be refracted and will bounce off the face of buildings and ultimately off the cliff.

Excavation noise

Total excavation depth appears to be 24.85 metres.

- The distance vibrations travel through sandstone depends on the equipment used, with high-energy, low-frequency impact hammering requiring a 20 to 50-metre buffer, while high-frequency rock saws dissipate within 5 to 15 metres.
- Due to the high density and stiffness of Sydney Sandstone, low-frequency waves travel efficiently and dissipate according to distance-based attenuation.
- While vibrations generally fall below structural damage thresholds within 10 to 30 metres, human-perceptible motion can travel 50 to 100 metres away.

Wind

According to the NSW State of the Environment Report and findings from the NSW and Australian Regional Climate Modelling (NARCliM) project, Sydney is projected to experience a significant increase in extreme weather events. East coast low pressure systems (southward tracking tropical cyclones) in summer are expected to bring higher peak wind speeds. This is not addressed in the development application.
Although at 26-38 Saunders Street a wind gallery will separate the podium from the 140.2 metre tower the height is likely to exacerbate the wind tunnelling effects, particularly during extreme weather events.

Physical Health

Dust levels in Pyrmont near the ANZAC Bridge are heavily influenced by heavy vehicle traffic along the Western Distributor and Victoria Road. Localized particle pollution—primarily PM 10 and PM 2.5 generally remains within national compliance limits but frequently reaches elevated levels for sensitive groups during high-traffic hours.

Buildings completed in the period when 26-28 Saunders St was, pose a very specific structural and material risk profile. Structures from this era rely heavily on high-strength concrete mixes, precast concrete panels, and core-filled masonry blocks. Dust from demolition of the building will add to existing dust levels in the vicinity':
Amongst the health risks identified are the release of:

Excavating Sydney sandstone releases high levels of Respirable Crystalline Silica (RCS) dust due to its extremely high quartz content. Inhaling these microscopic particles causes permanent lung damage.
Exposure to RCS and other demolition pollutants poses several severe health risks

- Silicosis**:** Scarring of the lungs that severely limits breathing capacity.
- Lung Cancer: Crystalline silica is a known human carcinogen that promotes tumour growth.
- COPD**:** Chronic obstructive pulmonary disease, leading to bronchitis and emphysema.
- Systemic Diseases**:** Increased risk of chronic kidney damage and autoimmune disorders.
- Acute Respiratory Distress: Caused by inhaling chemical additives, epoxies, and 1990s sealers released during concrete pulverisation.
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Yours sincerely,

[redacted]

Name: Russell Darnley OAM
Address: 16/ 2-10 Quarry Master Drive, Pyrmont, 2009
Email: [redacted]
Phone: [redacted]

From: Alessandro Fois [redacted]

Sent on: Wednesday, July 1, 2026 11:53:36 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; OArkins@cityofsydney.nsw.gov.au; SEllsmore@cityofsydney.nsw.gov.au; LGannon@cityofsydney.nsw.gov.au; kok@cityofsydney.nsw.gov.au; ZMaxwell@cityofsydney.nsw.gov.au; jmiller@cityofsydney.nsw.gov.au; MThompson@cityofsydney.nsw.gov.au; YWeldon@cityofsydney.nsw.gov.au; AWorling@cityofsydney.nsw.gov.au; Alex Greenwich MP <sydney@parliament.nsw.gov.au>

Subject: D/2026/513 - 26-38 Saunders St Pyrmont NSW 2009

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 DA team,

I am writing to object to D/2026/513 - the proposed development of 26-38 Saunders St Pyrmont NSW 2009. I write as a long-time resident of Pyrmont, apartment owner, and Strata Committee member for SP47754 (122 Saunders St Pyrmont).

The proposed tower (33 storeys according to the approved building envelope, and 38 storeys according to the amended proposal from the developer) is completely disproportionate in height to the surrounding buildings and would cause overshadowing and devastate the light, views and aspect for neighbouring residents. This area is already very densely populated and 26-38 Saunders St is already the site of an apartment building which is barely 25 years old. Council has shown a commitment to sustainability through promoting efficient energy use, it seems inconsistent with this principle to demolish a serviceable, 5-storey residential building that is only 30 years old to build a 33-38 storey tower in one of the most densely suburbs in Australia.

I acknowledge the context for this development proposal, namely the state government housing targets and a wider housing crisis in Australia. This proposal will do little, if anything, to address this problem, replacing a functional 5 storey building of affordable apartments with a high-rise tower of luxury apartments. The lack of a public high school in Pyrmont and the lack of public transport connectivity to the closest major shopping centre (Broadway) are also infrastructure deficiencies that should be addressed before considering further residential development.

I ask that Council reject this development application.

If the application is to proceed, I ask that Council at least reject the developer's request for additional building height (38 rather than 33 storeys) and podium height (additional 4 storeys) as these will have even worse consequences for the lighting and aspect for the surrounding area and were not what was recommended by the Council's team that evaluated the earlier proposal to change the building envelope for 26-38 Saunders St as part of the Pyrmont Peninsula Strategic Review.

Yours sincerely,

Alessandro Fois

From: Frank Aldridge [redacted]

Sent on: Wednesday, July 1, 2026 7:19:28 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon,

Having lived in the Pyrmont area for over 30 years, I was quite surprised to learn of this potential project. I oppose this construction project for the following reasons.

• Home and property - The value of the property will decrease. My home will not be serene with so much construction going on.

• Access and traffic conditions - Too many cars will cause congestion and accidents.

• Noise levels and construction impacts - The noise and dust will cause stress and allergies for tenants.

• Privacy and outlook - Views will be obstructed. Existing privacy will be lost.

• Sunlight and amenity - Less sunlight will flow into existing units and the use of amenities will be reduced.

• Daily quality of life - Daily life patterns will be disrupted. The construction will change everything we have grown to love about the area.

I hope this is helpful in making a wise decision about the Saunders street construction project.

Kind regards,

Frank Aldridge
Pyrmont Resident

From: [redacted]

Sent on: Wednesday, July 1, 2026 11:30:15 PM

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

Subject: D/2026/513 (26-38 Saunders St Pyrmont)

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 protect my privacy, I request that my name, email address and mobile phone number will be kept confidential and will NOT be published.

Regards, [redacted]

Dear team at City of Sydney.

I am writing to express my utmost horror and concern with regards to the Development Application for 26-38 Saunders Street Pyrmont. D/2026/513.

I am a long term resident of more than 10 years in 'Tara' apartment building, Quarry Master Drive Pyrmont. The 9 storey 'Tara' building is located right across the road from the proposed 'Pyrmont Point' Saunders Street development site.

Firstly, I want to express my utmost horror as to how it is permissible from an environmental perspective to just knock down a lovely, only 20 year old, apartment building. Pyrmont is already a very densely populated suburb and there are several other vacant sites earmarked for new high rise tower developments.
Why then does a current mid rise apartment building need to be demolished to make room for another high rise tower??? The waste of precious building materials, fittings etc is a horrendous thought for someone like me who tries to tread carefully on our delicate planet.

Secondly, I want to express my utmost concerns with regards to the proposed design and dimensions of the new high rise tower building.

The current mid rise 'Venetian' apartment building has 63 units. And it fits in perfectly with the surrounding mid rise apartment buildings and the sandstone cliffs behind it.
The proposed new 'Pyrmont Point' development is supposed to have 175! units. How will our small street cope with the influx of residents from an extra 100+ apartments??? The extra traffic, extra noise, extra light pollution etc will have a huge negative effect for all current residents in our street.

Like many other units in Tara Building, the windows of the unit I live in are directly facing the area of the development site which is proposed to host the 37!!! storey tower of the new development.
A 37!!! storey tower will prevent any daylight / sunlight from reaching our windows and will make the residents on all levels of Tara Building feel completely constricted and locked in.
Also the residents on the top 3 levels of Tara Building are currently enjoying CBD views as well as views over some beautiful big Eucalyptus trees. These views will no longer exist if a 37!!! storey tower is put up right across the road.
I anticipate loss of view will also be an issue for many residents in the apartment buildings of 120-122 Saunders Street (next door to Tara Building) and Distillery Drive (on the cliff behind Tara Building).
Consequences are reduced emotional wellbeing of residents and reduced value of apartments.

The buildings along the Quarry Master Drive / Saunders Street loop are currently all residential or quiet office buildings.
The development proposal includes store fronts / shop fronts. This will completely destroy the residential feeling of the area. Store fronts / shop fronts will greatly increase noise levels and traffic. And they will attract crime.

Thirdly I want to express my utmost concerns with regards to the negative effects the new 'Pyrmont Point' development will have on the local wildlife.
There are currently several possums living in the little nature reserve in Quarry Master Drive. These possums often venture across the road to sit in the trees right outside the current 'Venetian' apartment building.
Every year during breeding season 'Masked Lapwing' birds build their nest on the flat roof of the current 'Venetian' apartment building.
At times brush turkeys move into the little nature reserve in Quarry Master Drive and cross the road to walk along the foot path right outside the current 'Venetian' apartment building.
The new 'Pyrmont Point' development will without a doubt destroy the habitat for possums, lapwings and brush turkeys.

Finally I want to express my utmost concerns with regards to the extreme noise, dust etc a massive construction site will cause. The estimated time from start of demolition to completion of the development is 2 years. 2 years of hell for the local residents.

To summarise, I am strongly against the proposal for demolition of the current mid rise 'Venetian' apartment building and the construction of the proposed high rise 'Pyrmont Point' apartment building at 26-38 Saunders Street Pyrmont.

Regards.

Yahoo Mail: Search, organise, conquer

From: Adrian Checchin <[redacted] on behalf of Adrian Checchin <[redacted] <Adrian Checchin <[redacted]

Sent on: Thursday, July 2, 2026 11:57:52 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: Submission 26-38 Saunders St, Pyrmont.pdf (59.81 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 Shannon,

Please see attached.

Kind regards,
Adrian

Adrian Checchin
General Manager, Urban Redevelopment
[redacted]
T.
M. [redacted]

The Hayesbery
1-11 Hayes Rd
Rosebery NSW 2018
Australia
www.goodman.com

Goodman Limited ABN 69 000 123 071
Goodman Funds Management Limited ABN 48 067 796 641 AFSL Number 223621
This email is confidential. If you are not the intended recipient, please notify us immediately and do not disclose, copy, distribute or use the contents of this email.

2 July 2026

The General Manager
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

Attention: Shannon Rickersey

Dear Shannon,

RE: D/2026/513 - 26–38 Saunders Street, Pyrmont
TM No. 6 Pty Ltd ATF TM No. 6 Development Trust (Toohey Miller)

Goodman Property Services (Aust) Pty Ltd ("Goodman") makes this submission in relation to the Development Application (DA) for the proposed mixed-use development at 26–38 Saunders Street, Pyrmont (TM Development), as described in the Statement of Environmental Effects prepared by Colliers Urban Planning dated 6 May 2026.

Goodman Landholding and Interest

Goodman is the owner of the adjoining land immediately to the south, known as City West Office Park, 1–33 Saunders Street, Pyrmont - Lot 101–102 / DP 853704 (City West).

Planning Framework – Ultimo Pyrmont – Sydney Local Environmental Plan 2012 – Stage 1

We note The City of Sydney (The City) has worked on the Ultimo Pyrmont planning framework with The City's plans endorsed by Council on 27 October 2025.

The endorsed Ultimo Pyrmont plan was the culmination of years of work by The City representing a co-ordinated strategic approach in response to the NSW Government's Pyrmont Peninsula Place Strategy and the Minister for Planning and Public Spaces' direction to provide capacity for 4,000 new homes and 23,000 jobs.

Stage 1 of the Ultimo Pyrmont plan included a framework for the TM Development and Goodman worked in good faith with Toohey Miller to resolve building envelopes to enable this

Goodman Group
Goodman Limited | ABN 69 000 123 071
Goodman Funds Management Limited | ABN 48 067 796 641 | AFSL Number 223621
as responsible entity for Goodman Industrial Trust | ARSN 091 213 839

The Hayesbery, 1-11 Hayes Road, Rosebery NSW 2018 | GPO Box 4703, Sydney NSW 2001 Australia
Tel | Fax

Goodman Logistics (HK) Limited | BRN 59357133 | ARBN 155 911 149 | a Hong Kong company with limited liability
Suite 901, Three Pacific Place, 1 Queen's Road East, Hong Kong Tel Fax

| www.goodman.com

Planning Framework – Ultimo Pyrmont – Sydney Local Environmental Plan 2012 – Stage 2

It is noted that City West was identified for review as part of an Ultimo Pyrmont Stage 2 framework. We understand DHPI are currently finalising studies as part of this review with the aim of an update on Stage 2 to be reported to Council in the near future.

With the collaborative work undertaken with Toohey Miller, details of the proposed Stage 2 City West proposal were shared including:

- built form strategy and podium design;
- building locations and configuration; and
- open space and public domain outcomes.

Request

We respectfully request the TM Development is considered having regard to:

- the Stage 1 framework established under the Ultimo Pyrmont Plan; and
- the Stage 2 plans proposed for City West.

Conclusion

Goodman supports the continued renewal of the Pyrmont Peninsula and recognises the importance of both the TM Development and Goodman's City West Stage 2 proposal as contributing positively to this strategic outcome.

We look forward to continuing to work collaboratively with The City and Toohey Miller to assist realisation of this precinct.

Should you have any queries, please contact the undersigned.

Yours sincerely,



Adrian Checchin
General Manager, Urban Redevelopment

From: Karen Bales <[redacted] on behalf of Karen Bales <[redacted] <Karen Bales <[redacted]

Sent on: Thursday, July 2, 2026 1:39:12 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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City of Sydney Council
GPO Box 1591
Sydney NSW 2001

Re: Objection to Development Application D/2026/513
26–38 Saunders Street, Pyrmont

Dear Sir/Madam,

I am writing to formally object to Development Application **D/2026/513**, which proposes a**38-storey residential tower** at 26–38 Saunders Street, directly opposite our 9-storey apartment building.

While I recognise the need for housing and thoughtful urban development, this proposal represents a substantial and unreasonable departure from the already approved planning envelope and will have significant adverse impacts on the surrounding community.

1. Excessive Height and Bulk

The developer is seeking approval for an additional **5 storeys above the already approved 33-storey height**, along with a**significantly expanded podium (an additional 4 storeys)**.

- This represents a major intensification beyond what Council has previously deemed appropriate.
- The proposed scale would rival some of the tallest nearby structures, including the ANZAC Bridge, and is clearly out of character with the immediate precinct.
- The broader, taller podium further amplifies the building's bulk, creating a visually imposing and intrusive streetscape.

2. Overshadowing and Loss of Sunlight

The increased height and mass will result in **significant overshadowing** of surrounding buildings, including our own.

- Reduced sunlight access will directly impact residents' quality of life.
- Private apartments and communal areas will experience diminished natural light, particularly during winter months.
- Public spaces in the area will also be adversely affected.

3. Loss of Views and Amenity

The proposed tower will **obstruct existing views** for many residents in surrounding developments.

- Many apartments currently enjoy outlooks that will be substantially or entirely lost.
- The dramatic increase in scale will create a sense of enclosure and overdevelopment, negatively affecting residential amenity.

4. Inappropriate Development Intensity

This application seeks to push development beyond the limits already set by Council.

- The approved 33-storey envelope already represents a high-density outcome.
- Granting further height and bulk undermines planning controls and sets an undesirable precedent for future applications.

5. Limited Contribution to Housing Affordability

Despite the scale of the proposal, the development is described as a **luxury apartment tower**.

- It does little to address the broader housing affordability crisis.
- The proposal replaces an existing, relatively modern building (less than 30 years old) that likely provided comparatively more accessible housing options.

6. Neighbourhood Character and Community Impact

The cumulative effect of the increased height, bulk, and density will significantly alter the character of Pyrmont.

- The proposal prioritises developer yield over community outcomes.
- It risks creating an overbearing, high-rise corridor that is inconsistent with the established urban fabric.

7. Construction Impacts – Noise, Dust and Disruption

- The demolition of the existing building and subsequent construction of a high-rise development of this scale will result in prolonged and significant disruption to nearby residents. We are likely to be directly affected by continuous construction noise, vibration, and heavy machinery activity over an extended period of several years. In addition, dust and airborne particulates generated during demolition and excavation will negatively impact air quality, requiring residents to keep windows closed and limiting the use of balconies and outdoor areas. Increased truck movements, road closures, and construction traffic will further reduce safety and accessibility in the area. These impacts will materially diminish our day-to-day living conditions and represent a substantial burden on the existing community.

8. Basement Parking Entry/Exit Location

My concerns relate to the proposed driveway that will be positioned directly opposite three high-traffic conflict points:

- **Basement entrance to 2–10 Quarry Master Drive**, a nine-level residential building with an estimated 90 vehicles entering and exiting daily.
- **Basement entrance to 120–122 Saunders Street**, a high-density residential tower of 15 storeys, generating traffic movements from roughly 190 vehicles.
- **The pedestrian and bicycle overpass leading to Pyrmont Bridge**, which experiences heavy commuter use during morning and afternoon peak periods.

The convergence of these three existing traffic generators directly opposite the proposed driveway creates an unsafe environment for motorists, pedestrians, and particularly cyclists. Bicycle riders frequently descend the overpass ramp at speed before crossing Saunders Street and introducing an additional high-volume vehicle access point at this location materially increases the risk of collision.

Given the current traffic patterns and the speed at which cyclists approach this crossing, we believe the proposed driveway placement presents an unacceptable safety hazard. If this development goes ahead we are genuinely concerned that a serious bicycle accident is foreseeable.

Conclusion

This proposal would significantly and negatively impact us, our neighbours, and the wider Pyrmont community. We strongly urge Council to refuse Development Application D/2026/513, which is inconsistent with the established character of the area and would permanently alter the fabric of Pyrmont.

Thank you for considering this submission.

Yours sincerely,

Karen Bales
40/2-10 Quarry Master Drive
Pyrmont NSW 2009

Virus-free.www.avast.com

From: <[redacted]

Sent on: Wednesday, July 1, 2026 7:11:53 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention

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 decision makers

Thank you for the opportunity to comment on the proposed development noted above.

I have a sense that it may be a futile activity to write this but I do hope that some of the concerns are considered.

1. Primarily our concern is not with the redevelopment per se, but rather with the size, height and aesthetically bland proposal . I am not sure what would be acceptable of a building that is so so tall and that appears to be a square block , with no respect or recognition for the immediate area in which it is placed.

2. The next concern is the timing of the development with the area undergoing redevelopment of the old fish markets, the long-awaited development of the parkland along the water at the end of Quarry master Drive, and no hope of a pause in construction in an environment where many have worked hard to have a home.

3. Further this is planned for the same street where the current inclusion of a bike lane into Saunders St some time ago, has made it impossible for 2 cars to pass. Suggestions of it being made one way for safety reasons have gone unheeded. I and many many other residents of the area have had near collision's due to the innocent use of the road . All could have been avoided if signs were installed or if it was made one way. The thought of now having construction trucks, cement mixers, and cranes trying to navigate the only 2 streets that have access to the area, is more than concerning .

4. There is also the challenge of traffic, at a time where leaving or coming into the area via the Anzac Bridge is already a traffic nightmare at peak and special event times. There is only one exit from the proposed site to the Anzac Bridge and that is via Quarry master drive as the exit from Saunders St does not allow a right turn .

I am fully aware that none of what is mentioned here is out of the scope or knowledge of what council would have already considered , but it is the consideration of those, like me and the hundreds of ongoing resident that are proud and supportive of our area, that seem to be silenced.

I have always valued the ethos of the City of Sydney and its notable priority of all who live, work and enjoy its area. I also have hope that you will listen , hear and engage with the community and individuals that you serve, and who ongoingly promote, engage, contribute to and live in this beautiful LGA .

It is our home. It is our areas of work. It is where we come, to eat, to celebrate, to party and to mourn.

With respect and reflection

Regards,

[redacted]

From: Brian Marriott <[redacted] on behalf of Brian Marriott <[redacted] <Brian Marriott <[redacted]

Sent on: Thursday, July 2, 2026 1:24:12 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 a long term resident of Pyrmont having lived here for 21 years and have seen well managed development that has enhanced the community consistent with a well considered master plan. The development in Saunders Street is completely incongruent with the surrounding area and as a long term resident I am deeply concerned.

Whilst I support continued development in Pyrmont and the increase in housing supply, it must be well considered and in keeping with its surrounds. This includes commensurate appropriation to green space to deal to increased density. The Jacksons Landing development, where I reside, is an example of high density done well. This proposal does not deal at all to the environment in which it will exist and will have negative impacts to the community.

I strongly object to the imposing height of the building and its impact on the adjoining areas. If council does not have the powers necessary to reduce the height of the building, it must at a minimum reject the proposed increase in height.

Having spoken with many community members, there is an overwhelming shared concern around this development and I hope Council takes this into consideration and limits the size and scale of the building to the greatest extent you are able in keeping with the surrounding environment.

Regards,

Brian Marriott
302/8 Distillery Drive
Pyrmont

Sent from my iPad

From: Adrienne Tunnicliffe <[redacted] on behalf of Adrienne Tunnicliffe <[redacted] <Adrienne Tunnicliffe <[redacted]

Sent on: Thursday, July 2, 2026 1:06:34 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: Submission D/2026/513- 26-38 Saunders St Pyrmont NSW2009 Attn: Shannon Rickersey

Attachments: Saunders St Submission AJ Tunnicliffe.docx (17.91 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 Shannon,
Please find attached my objection to the proposed development at 26-38 Saunders St.
Please note,I could not submit it via the planning portal outlined in your notification letter as I do not use Outlook. This concerns me as many people do not use outlook and are faced with a blank screen. I had to queue on the phone for quite a while to get an alternative email address. This puts them at a disadvantage and many will give up trying to have their voice heard. Can this be rectified?

Many thanks,
Adrienne Tunnicliffe
[redacted]

Adrienne Tunnicliffe
Unit 1003/8 Distillery Drive
Pyrmont NSW 2009
[redacted]

July 2 2026

Attention: Ms/Mr Shannon Rickersey
City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Re: Objection to Development Application – 26–38 Saunders Street, Pyrmont NSW 2009

Dear Ms/Mr Rickersey,

I write to formally object to the proposed redevelopment of 26–38 Saunders Street, Pyrmont.

Having reviewed the development documentation, I believe the proposal represents an excessive overdevelopment of the site and will have unacceptable impacts on the amenity, character and infrastructure of Pyrmont. The proposal exceeds the intent of the adopted planning controls, delivers insufficient public benefit to justify its scale, and places further pressure on an already densely populated community.

I respectfully request that the City of Sydney refuse this application in its current form or require substantial redesign to ensure it complies with the adopted planning controls and better serves the public interest.

1. Planning Controls and Excessive Height

The application documentation states that Toohey Miller has worked closely with both the NSW Department of Planning, Housing and Infrastructure and the City of Sydney since 2020 in developing planning controls for the Pyrmont Peninsula, culminating in Planning Proposal PP-2024-376.

While consultation between applicants and planning authorities is an accepted part of the planning process, Council's assessment of this development must ultimately be based on the public interest and the planning merits of the proposal rather than the commercial objectives of the applicant.

The planning controls already permit a building height of RL135 for this site. Despite this generous allowance, the applicant now seeks approval for a height of RL140.8, exceeding the adopted controls.

Planning controls exist to provide certainty for both the community and developers. Approving additional height beyond those controls would undermine confidence in the

planning framework and establish an undesirable precedent for future developments throughout Pyrmont.

Furthermore, the proposed tower is entirely out of scale with surrounding development. Nearby residential buildings within the Jacksons Landing precinct, including Quarry and Distillery Apartments, reach only approximately RL90 to RL92.4. The proposed building would dominate the skyline and significantly alter the established character of this part of Pyrmont.

In my view, the maximum building height should never have exceeded RL120, which aligns with the height of the southern pylon of the Anzac Bridge and reflects the height limit currently applied to nearby proposed developments along Bank Street.

2. Loss of Public Open Space and Increased Overshadowing

The site currently contains a publicly accessible landscaped courtyard that provides valuable open space and sunlight within a highly urbanised environment.

The proposal would substantially reduce this open space to only 14.78% of the site while surrounding it with proposed podium buildings increasing to up to nine storeys. This remaining area would receive little meaningful sunlight and would lose much of its existing amenity.

The increased building bulk would also cast additional shadow across the surrounding area, including Bank Street Park and parts of Blackwattle Bay. Loss of solar access to public spaces should not be accepted simply to maximise private development yield.

3. Excessive Site Excavation and Geotechnical Risk

I am particularly concerned about the proposed excavation of approximately 19 metres to accommodate six basement levels.

This excavation would leave the foundations of the low-rise residential buildings along the northern side of Quarry Masters Drive situated on a relatively narrow section of ground between the proposed excavation and the existing railway cutting.

The former Saunders Quarry escarpment has experienced stability issues for many years and sections have been fenced from public access. Excavating such a substantial underground structure immediately adjacent to this escarpment raises significant geotechnical concerns that warrant the highest level of scrutiny.

4. Affordable Housing

The proposal provides no affordable housing within the development itself.

While I understand that the developer proposes to make a financial contribution in lieu of on-site affordable housing, this does little to support a socially diverse community within Pyrmont.

The development consists primarily of luxury apartments beyond the reach of most Sydney residents. Affordable housing should be incorporated within the development

itself and secured in perpetuity to help maintain the social diversity that has long characterised Pyrmont.

5. Traffic and Road Safety

The proposed vehicle access from Quarry Masters Drive will significantly increase traffic movements through an already constrained intersection with Saunders Street.

This intersection is particularly challenging due to the nearby cycleway connecting to the Anzac Bridge, where large numbers of cyclists, pedestrians and motorists already compete for limited road space.

Introducing access for approximately 166 vehicle parking spaces, together with increased servicing traffic, is likely to worsen congestion and create additional safety risks.

The vehicle access arrangements should be reconsidered and relocated where possible.

6. Public Transport Capacity

The proposal also fails to adequately consider cumulative impacts on public transport.

As a regular user of the Inner West Light Rail, I have observed that services are already operating at or near capacity throughout much of the day following the opening of the new Sydney Fish Market precinct.

The continued addition of high-density residential developments without corresponding investment in transport infrastructure will further reduce service quality for existing and future residents.

Similarly, increased traffic volumes will place additional pressure on the approaches to the Anzac Bridge, where congestion is already a daily occurrence.

7. Community Infrastructure

The proposal makes little contribution towards the community infrastructure needed to support its additional population.

There is no meaningful provision for new public open space, community facilities or recreational amenities.

Existing schools within the area are already under considerable pressure. Many local high school students must travel across the Anzac Bridge to Balmain High School because of limited local capacity. Additional residential density should not continue to be approved without corresponding investment in education, transport, recreation and community services.

Infrastructure must keep pace with population growth rather than continually lag behind it.

8. Sustainability and Climate Resilience

For a development of this scale, the proposal appears to provide insufficient information regarding sustainability initiatives.

There is little evidence of meaningful climate mitigation measures such as rooftop solar generation, rainwater harvesting, urban heat reduction, electric vehicle charging infrastructure or other environmental initiatives expected of contemporary developments.

Major developments should demonstrate leadership in environmental performance, not simply meet minimum compliance standards, especially when it involves the demolition of a sound residential building which is less than 30 years old.

Conclusion

Pyrmont is already one of the most densely populated suburbs in New South Wales. Continued redevelopment is inevitable and can provide many benefits when undertaken responsibly. However, growth must be accompanied by appropriate planning controls, infrastructure investment and genuine public benefit.

In its current form, this proposal exceeds the intended planning controls, imposes unacceptable impacts on neighbouring residents and public spaces, increases pressure on transport and community infrastructure, fails to provide affordable housing on site and offers insufficient community benefit to justify its scale.

For these reasons, I respectfully request that the City of Sydney refuse the application in its current form.

Should Council nevertheless decide to approve redevelopment of this site, I urge that it require substantial amendments, including compliance with the adopted height controls, reduced building bulk, retention of meaningful publicly accessible open space, improved traffic arrangements, provision of affordable housing on site and stronger commitments to sustainability and community infrastructure.

Thank you for considering my submission.

Yours faithfully,

Adrienne Tunnicliffe

From: Andrew Bales - Home <[redacted] on behalf of Andrew Bales - Home
<[redacted] <Andrew Bales - Home <[redacted]

Sent on: Thursday, July 2, 2026 1:18:33 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

2 July 2026

City of Sydney Council
GPO Box 1591
Sydney NSW 2001

Re: Objection to Development Application D/2026/513 – 26–38 Saunders Street, Pyrmont

Dear Sir/Madam,
I wish to lodge a formal objection to Development Application D/2026/513, which proposes a 38-storey residential tower at 26–38 Saunders Street, directly opposite our 9-storey apartment building.
While we support well-planned urban growth, this proposal represents a substantial and unjustified departure from the approved planning envelope and would impose significant adverse impacts on the surrounding community.

1. Excessive Height and Bulk
The applicant seeks approval for an additional five storeys above the already-approved 33-storey height, along with a greatly enlarged podium comprising four extra storeys. This level of intensification exceeds what Council has previously deemed appropriate and is out of character with the immediate precinct.
The proposed height would rival some of the tallest structures in the area, creating a visually dominant and intrusive presence. The expanded podium further increases the building's massing, resulting in an overbearing streetscape.

2. Overshadowing and Loss of Sunlight
The increased height and bulk will cause substantial overshadowing of neighbouring buildings, including ours. Reduced access to natural light will diminish residents' quality of life, particularly during winter months. Communal areas and public spaces will also be adversely affected.

3. Loss of Views and Residential Amenity
The proposed tower will obstruct existing outlooks for many residents in surrounding developments. Apartments that currently enjoy open views will face significant or total loss of amenity. The scale of the building will create a sense of enclosure and contribute to an impression of overdevelopment.

4. Inappropriate Development Intensity
The approved 33-storey envelope already delivers a high-density outcome. Seeking further height and bulk undermines established planning controls and risks setting an undesirable precedent for future applications.

5. Limited Contribution to Housing Affordability
Despite its scale, the proposal is described as a luxury apartment tower and does not meaningfully contribute to housing affordability. It replaces a relatively modern building—less than 30 years old—that likely provided more accessible housing options.

6. Neighbourhood Character and Community Impact
The cumulative effect of increased height, massing, and density will significantly alter the character of Pyrmont. The proposal prioritises developer yield over community benefit and risks creating a high-rise corridor inconsistent with the established urban fabric.

7. Construction Impacts – Noise, Dust and Disruption
Demolition and construction of a project of this scale will cause prolonged disruption over several years. As noted in the document, *"continuous construction noise, vibration, and heavy machinery activity"* will directly affect nearby residents, alongside dust, reduced air quality, and restricted balcony use. Increased truck movements, road closures, and construction traffic will further compromise safety and accessibility.

8. Unsafe Basement Parking Entry/Exit Location
The proposed driveway is positioned directly opposite three existing high-traffic conflict points:

- the basement entrance to 2–10 Quarry Master Drive (approx. 90 vehicle movements daily),
- the basement entrance to 120–122 Saunders Street (approx. 190 vehicle movements), and
- the pedestrian and bicycle overpass leading to Pyrmont Bridge.

Cyclists frequently descend the overpass ramp at speed before crossing Saunders Street. Introducing an additional high-volume driveway at this location materially increases collision risk. A serious bicycle accident is foreseeable if this design proceeds.

Conclusion
For the reasons outlined above, we strongly urge Council to **refuse** Development Application D/2026/513. The proposal is inconsistent with the established character of Pyrmont and would impose lasting negative impacts on residents and the broader community.
Thank you for considering this submission.

Yours sincerely,
Andrew Bales
40/2–10 Quarry Master Drive
Pyrmont NSW 2009
[redacted]

Virus-free.www.avast.com

From: <[redacted]

Sent on: Wednesday, July 1, 2026 4:10:41 PM

To: council@cityofsydney.nsw.gov.au

Subject: D/2026/513 26-28 Saunders Street, Pyrmont

Attachments: submission.docx (19.55 KB)

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

Please find attached submission relating to the above D.A.

Best Regards
Tom Williams

Claire and Tom Williams

7-122 Saunders Street

Pyrmont NSW 2009

Email:

Phone:

City of Sydney

4456 Kent Street Sydney

RE: Development Application-26-38 Saunders Street, Pyrmont NSW

Reference No. D/2026/513

Submission.

We are the owners and residents of unit 7. 122 Saunders Street Pyrmont ("Harbourview").

Harbour View has a frontage to Quarry Masters Drive at its intersection with Saunders St. Our unit is located on level 5 adjacent to, but above ,the Harbourview front entrance.Accordingly we are opposite the proposed development diagonally across Saunders Street a distance of about 50 to 70 metres. Our location. Is also. Immediately above the entrance to the ramp which provides access to Anzac Bridge for pedestrians and cyclists and ,from time to time,users of a variety of other similar non motorised vehicles or devices.

On any view the proposed development. even in its original form, represents a very significant increase in the intensity of use of the site in terms of size, usage, and local population numbers. The proposed amendment adds to that intensity increase. to a degree and in terms of.impact on the amenity of the area and its singular and distinctive character and attractive features. and. most importantly, in taxing the capacity of the available local infrastructure beyond what we believe are its limits.

It is well established that the Pyrmont precinct supports a high density level of residential development.That is particularly true of the precinct immediately proximate to the site of this proposed development by reason of the current high concentration of apartment buildings.The present proposal in terms of scale and mixed usage represents a radical departure from what has previously been model high density residental development.

The numbers of the residents ,what might be called the "permanent population", is only part of the picture , The precinct also accommodates what might be called the "transient

population" i.e.visitors for a variety of reasons. The reasons for coming to ,or through, the precinct are many and various including commuting to the city via Anzac bridge (cyclists and pedestrians, commercial visitors (of whom ,for present purposes, delivery services and notably those using electrified cycles , scooters etc warrant particular attention,)recreational walkers ,joggers and cyclists, and sightseers.

The Anzac Bridge ramp is heavily trafficked by pedestrians and cyclists.The ramp entrance is from Quarrymasters Drive at its intersection with Saunders Street.and the entrance/exit ramp serving the car parking for 120 and 122 Saunders Street.The converging of cars,pedestrians and cyclists and scooter riders (many on battery powered vehicles) particularly at peak times and when there are organized events with many participants e.g. the 6 bridges walk is already problematic.

Access to the development under consideration is to be via Quarrymasters Drive a short distance from the Saunders Street intersection.Access to Quarrymasters Drive is possible only from Saunders Street or Banks Street.Banks Street is already impacted by ongoing development and other traffic engineering issues. Saunders Street,following major reconfiguration about 5 years ago, is now a one lane(but two way traffic) road with two cycleways.No doubt the designers could not have predicted the post covd changes in social behavior involving the explosion of online shopping giving rise to deliveries on a mass scale,the uptake of electric powered cycles and scooter capable of speeds up to 50 kph (largely unregulated and often in the hands of children) and the proliferation of rental cycles. These events show no signs of abating. We are now hearing of the use overseas of delivery services using robots.No doubt there will be other unforeseen events.

Into this maelstrom Council is asked to approve a development imposing about 1,000 additional residents and an unknown number of transients using the facilities of 3 floors of commercial and retail space.

The available road services for are patently inadequate and the potential for serious consequence very real.

In our submission this is an application which should be refused.

Yours Faithfully

Claire and Tom Williams.

From: wendy man <[redacted] on behalf of wendy man <[redacted] <wendy man <[redacted]
Sent on: Thursday, July 2, 2026 2:47:05 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Assessment Officer,

I object to DA D/2026/513 due to concerns regarding overshading, cumulative construction impacts and increased traffic congestion.

This proposal represents another major redevelopment within an area already heavily impacted by large-scale projects, including the Sydney Fish Market redevelopment and other developments across the Pyrmont Peninsula. Residents and businesses are already experiencing significant disruption from ongoing construction activity.

I am concerned that the proposal will:

- Increase overshadowing of neighbouring residential properties, public spaces and streets, reducing access to natural sunlight and impacting residential amenity.
- Add to cumulative construction impacts, including noise, dust, vibration, road closures, construction traffic and prolonged disruption to residents for at least 3 years of the development
- Exacerbate existing traffic congestion on Saunders Street, Harris Street, Pyrmont Bridge Road and surrounding local roads, particularly when considered alongside nearby major construction projects eg the old fish market redevelopment.
- Place further pressure on local infrastructure, public transport and community facilities which is currently already very limited.

Given the scale of this development and its proximity to other major projects, I request that Council carefully assess the cumulative impacts on the Pyrmont community and require significant design modifications or refuse the application if these impacts cannot be adequately addressed.

Yours faithfully,

Wendy Man

120 Saunders St Pyrmont

[redacted]

From: Reception Greencliff <[redacted] on behalf of Reception Greencliff <[redacted] <Reception Greencliff <[redacted]

Sent on: Thursday, July 2, 2026 2:47:49 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Assessment Officer,

I wish to object to Development Application D/2026/513 relating to the proposed strata plan consolidation, demolition, excavation, tree removal and construction of shop-top housing at 26–38 Saunders Street, Pyrmont.

While I support appropriate urban renewal and the provision of new housing, I am concerned that the scale and intensity of this proposal will have significant adverse impacts on existing residents and businesses within the Pyrmont peninsula.

Overshadowing and Loss of Amenity

The proposed development appears to be a substantial high-density project and has the potential to create significant overshadowing of neighbouring residential buildings, streets, public spaces and pedestrian areas.

Pyrmont already experiences a high concentration of medium and high-rise developments. Any further reduction in access to natural sunlight will adversely affect residential amenity, wellbeing and enjoyment of both private and communal open spaces.

I request that Council carefully assess the shadow impacts during winter months and ensure that neighbouring properties and public spaces are not subjected to unreasonable loss of sunlight.

Cumulative Construction Impacts

This proposal should not be assessed in isolation.

The Pyrmont area is currently experiencing significant redevelopment activity, including the nearby Sydney Fish Market redevelopment, associated road works, infrastructure upgrades and other major residential developments. These projects are already creating substantial disruption for local residents and businesses.

The addition of another major construction project of approximately $280 million in value will compound:

- Construction traffic;
- Noise and vibration;
- Dust pollution;
- Pedestrian disruption;
- Road closures and lane restrictions; and
- Reduced residential amenity over an extended period.

The cumulative impact of multiple concurrent construction projects within close proximity must be fully considered before any approval is granted.

Traffic Congestion and Transport Impacts

Traffic congestion is already a significant issue within Pyrmont, particularly along Harris Street, Murray Street, Pyrmont Bridge Road, Saunders Street and surrounding local roads.

The development is expected to generate a substantial increase in:

- Resident vehicle movements;
- Visitor traffic;
- Service and delivery vehicles;
- Rideshare activity; and
- Construction vehicle movements during the build phase.

Given the concurrent impacts of nearby major infrastructure and redevelopment projects, there is genuine concern that the local road network does not have the capacity to accommodate additional traffic without causing further congestion, delays and safety risks.

Council should require a comprehensive traffic impact assessment that considers cumulative impacts from other approved and ongoing developments within the Pyrmont Peninsula.

Pressure on Community Infrastructure

Pyrmont is undergoing rapid population growth. Additional high-density residential development will place further pressure on:

- Public transport services;
- Local roads;
- Public open space;
- Community facilities;
- Schools;
- Health services; and
- Essential infrastructure.

Council should be satisfied that adequate infrastructure is available or planned to support the increased population generated by this development.

Loss of Trees and Urban Canopy

The proposal includes tree removal. Existing mature trees contribute significantly to the character, environmental performance and liveability of Pyrmont.

At a time when Sydney is seeking to increase urban canopy coverage and reduce urban heat island effects, the removal of established trees should be avoided wherever possible.

Requested Outcome

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

1. Refuse the application in its current form; or
2. Require substantial amendments to reduce its impacts on surrounding residents and public spaces;
3. Undertake a comprehensive cumulative impact assessment, taking into account other major projects currently underway within Pyrmont; and
4. Ensure that any approval is subject to strict conditions relating to traffic management, construction impacts, noise control, tree retention and protection of residential amenity.

Thank you for considering this submission.

Yours faithfully,

Wendy Man

120 Saunders St Pyrmont

From: Tim Failes < [redacted] on behalf of Tim Failes < [redacted] <Tim Failes < [redacted]

Sent on: Thursday, July 2, 2026 2:37:52 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: ObjectionCityOfSydney.pdf (185.56 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 Committee Members,

As members of the Central Sydney Planning Committee, you will soon be voting on DA D/2026/513 for the massive redevelopment at 26-38 Saunders Street, Pyrmont. I am the owner of the apartment directly across the road at 22/2-10 Quarrymaster Drive, and I am writing to you directly to urge you to protect our local community and vote against this proposal.

While I understand the strategic push for density, changing a quiet, leafy street from a 24-metre low-rise neighborhood into an oppressive 125-metre mega-tower zone is completely unreasonable. Worse still, the developer is actively trying to break the rules by demanding a 5.2-metre height breach (RL 140.2 over the RL 135 limit) just to fit a private viewing deck and lift overruns on the roof. They do not need a Clause 4.6 variation; they can easily achieve a compliant building simply by removing a floor of apartments.

Furthermore, the developer's proposed construction management plan is highly intrusive. They are attempting to bypass the City of Sydney's standard residential construction hours by starting at 7:00 AM, six days a week. This relentless noise, dust, and vibration right outside my tenants' bedroom windows means I will be hit with immediate rental losses and vacancies.

I have attached my formal submission to this email, which details my total opposition to the project and outlines strict conditions regarding rooftop curfews, opaque privacy screening, and reduced construction hours that must be enforced if this DA proceeds. I ask that you please read my objection and stand up for the long-term residents and ratepayers of Pyrmont when this comes before the committee.

Thank you for your time and your consideration of my community's future.

Sincerely,
Tim Failes
[redacted]
Owner of 22/2-10 Quarrymaster Drive, Pyrmont

Tim Failes Email: [redacted]
2 Rudd Street
East Ryde NSW 2113
Australia

Ph: [redacted] Mobile: [redacted]
Fax: [redacted]

Tim Failes
2 Rudd Street
East Ryde NSW 2113

29 June 2026

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

Dear Planning assessment unit,

26-38 Saunders Street PYRMONT
"Objection to D/2026/513"

I am the owner of the property at 22 / 2-10 Quarrymaster Drive Pyrmont, and I object to the proposed development at 26-38 Saunders Street Pyrmont, which is directly across the road from my property.

The increase in building height from the existing 24m height to 120m height is unreasonable and should not be allowed by City of Sydney Council.

Why I completely oppose this development

I purchased the property at 22 / 2-10 Quarrymaster Drive because of the bright outlook in this corner apartment. This has provided an excellent property for rental, and in due course I plan to live in the apartment.

I now learn that the property adjacent, 26-38 Saunders Street Pyrmont, is proposed to go from the current 24m to a massive 120+m in height. The proposed development will totally overshadow our building, and destroy the bright, sunny outlook from my apartment. **I am opposed to the development at 26-38 Saunders Street Pyrmont.**

The increase in height will also block the view of the local and city skyline from my apartment.

I purchased the property in 2017, knowing that the height limit would prohibit development such as this. The proposed development will have a negative impact on my property and in particular will have a negative impact on the value of the property, and the rental return we are able to achieve.

As well as the increased shadowing, reduced sunlight and loss of views, the increased height to 120m or more, will create wind corridors and have a negative impact on green spaces such as Carmichael Park, which my apartment overlooks. These green spaces are vital for both residents and local wildlife.

The location is currently very quiet and leafy, however with this development it will become extremely noisy and congested, with entry and exit to a 6 storey basement car park directly across the road from our building. Again impacting on the enjoyment and value of my property. The Quarrymaster Drive and Saunders Street precincts carefully designed

height-tiered community structure was thoughtfully crafted to balance residential density with liveability—this balance would be lost with such drastic changes in this development.

I am also concerned about the impact on the local community of such high rise development. While I am not opposed to growth, construction of such large buildings will change the nature of the community due to increased traffic and increased population, resulting in congestion in what is currently a quiet, leafy location close to the CBD.

If council approves this development, the following must be enforced to protect my property

Should this development be viewed favorably, I further object to the proposed variation to the building height limits (Clause 4.6 Variation Request – Building Height). If the development is allowed to proceed it must be within limits set by state government and local skyline rules. If the development proceeds, the Architectural Roof Feature is of value, however the number of floors needs to be reduced to ensure the overall building height does not exceed the defined regulations.

I also question the validity of the document “Clause 4.6 Variation Request – Building Height”. This document states that the increase is only 2m or 1.5%, however on reading of the document it appears the increase is 5.8m (from RL135 to RL140.8 at highest point which appears to be lift overrun). I note that the so-called Architectural Roof Feature actually includes lift overruns and glass screening – indicating this area also contains an active rooftop viewing terrace. The 5.8-metre breach is not caused by a minor, lightweight decorative spire or architectural feature.

The developer’s Clause 4.6 variation does not satisfy the strict legal thresholds required under the Sydney LEP 2012 or the Environmental Planning and Assessment Act 1979, as compliance with the development standard is neither unreasonable nor unnecessary in this case. The exceedance is driven by a choice to maximise yield via additional floors, pushing into non-compliant airspace.

The developer can easily incorporate the Architectural Roof Feature, lift overruns and viewing area, by removing one or more residential floors from the building.

Because my property sits directly across the road and looks straight into / underneath this 120m high tower, I demand the following further conditions be attached to any approval:

- The vertical glass panels on the roof area should consist of high performance acoustic glass to prevent noise and completely block downward sight lines across Quarrymaster Drive.
- A strict operational curfew of the rooftop terrace prohibiting access between 10pm and 7am.
- A permanent ban on the installation of external speakers, amplified sound systems or commercial hiring / operation of the rooftop terrace.

Severe Financial Hardship and Breaches of Council's Construction Hours

In the event that this development is allowed to proceed, I strongly object to the extended work hours proposed in the developer's Construction Management Plan (7:00 AM – 6:00 PM weekdays and 7:00 AM – 5:00 PM Saturdays).

This site is in Pyrmont, which sits firmly outside the CBD. According to the City of Sydney's published rules for non-CBD residential areas, standard construction hours are strictly capped at **7:30 AM to 5:30 PM on weekdays**, and **7:30 AM to 3:30 PM on Saturdays**. The developer is trying to operate outside these rules, which will destroy the morning peace and weekends of everyone living directly across the street.

Because my property is located right opposite the site, these intrusive hours will cause me direct financial harm. Under NSW residential tenancy laws, tenants have a legal right to "peaceable comfort and quiet enjoyment" of their home. My tenants will be well within their rights to demand a steep rent reduction—or break their lease entirely—due to the relentless noise, dust, and vibration starting at 7:00 AM, six days a week. The developer's desire to fast-track their project should not come at my direct financial expense through lost rental income.

Given the massive 125-metre scale of this build and the months of sandstone excavation ahead, I request that Council enforce even more conservative hours than the standard minimums to protect local residents and property owners:

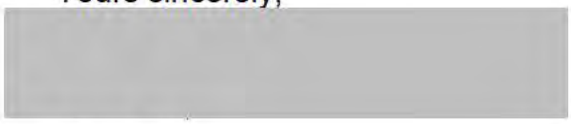
- **A Later 8:00 AM Start - 4:00 PM Finish for Heavy Noise:** No high-impact noise, rock-breaking, or heavy machinery should be allowed before 8:00 AM or after 4:00 PM on weekdays. A 7:00 AM or even 7:30 AM start right outside bedroom windows is unacceptable.
  Restricting high-impact noise to these hours is a vital measure to mitigate tenant turnover and the severe rental discounting I will otherwise be forced to absorb.
- **Strict Compliance with Saturday Cuts:** Saturday work must strictly finish at the Council's policy limit of 3:30 PM, with a total ban on any heavy excavation or rock-sawing for the entire day on Saturdays to give neighbours a guaranteed weekend break.
- **Mandatory Respite Blocks:** Implement a "3 hours on, 1 hour off" rule for high-impact drilling and hammering during the week, so the street is not subjected to 10 hours of continuous vibration.

As our city and state rightly champions sustainability, I am disheartened by the prospect of demolishing functional residential buildings well before their end of life. Such unnecessary demolition contradicts the very principles the Council and NSW Planning promotes, including reductions in carbon emissions and a commitment to sustainable development, "The greenest building is the one that already exists". Height increases may benefit developers financially, but this should not come at the expense of sustainability or established community values.

Pyrmont is already one of the highest-density areas in Australia, and additional high-rise development would place unsustainable pressure on our local streets, infrastructure, and council services. Traffic congestion, compounded by our narrow streets and bike lanes for cyclist use, would be further strained by an influx of greater resident concentrations and vehicles. This would erode the accessibility and safety of our neighborhood and potentially reverse the positive impacts of recent outstanding council investments in those cycle paths and pedestrian-friendly initiatives.

Thank you for your time and consideration of my comments.

Yours sincerely,



Tim Failes

From: Nikki Firth <[redacted] on behalf of Nikki Firth <[redacted] <Nikki Firth <[redacted]

Sent on: Thursday, July 2, 2026 2:50:03 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

To Whom It May Concern,

We refer to the development application above and feel it necessary to raise some major concerns with respect to the plans.

It is intended that a 30-storey building will be developed. This is much higher than all the other buildings in the area and, as residents of the opposite building at 122 Saunders Street, we are very concerned that our daily light and views would be completely blocked. We would be overshadowed and not have access to much sunlight at all.

The building, at 30 storeys, would look completely out of place in this suburb due to the expected height of the development.

Not only this, but the development is highly likely to devalue other properties in the area, given the overshadowing and blocking of the city.

It is anticipated that the building will have access to underground car parking for 190 cars. Whilst this may fit the size of the development capacity, it will create a massive change to the road congestion in the local, surrounding streets, which are very narrow and already quite busy. It would create traffic jams as the two driveways (the new building and ours) would be opposite each other.

The above points don't even take into account the practical considerations for the actual development itself and the impact on the road / building access or noise disruption for residents.

We feel that this development is too large for the local area and we politely request that this be considered and hence rejected without significant alterations being made.

Thank you.

Nicola Firth

From: G Somayanda <[redacted] on behalf of G Somayanda <[redacted] <G Somayanda <[redacted]

Sent on: Thursday, July 2, 2026 3:13:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 this project to not go ahead. Pyrmont is ridiculously overdeveloped already.

Regards,
Gana Somayanda
Ph [redacted]
Become a blood donor - it's easy!

From: <[redacted]

Sent on: Thursday, July 2, 2026 3:48:41 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: Objection Submission - D2026513.pdf (93.05 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.

Shannon

Please find attached my submission raising objections to the development at 26-38 Saunders Street PYRMONT, D/2026/513,

David Palmer

95/122 Saunders Street
Pyrmont NSW 2009

2nd July 2026

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

RE: Objection to Development Application — 26-38 Saunders Street, Pyrmont D/2026/513

Dear General Manager,

I write as a resident and owner of 95/122 Saunders Street, Pyrmont, situated directly across the street from the subject site, to formally object to the Development Application seeking approval for a mixed-use shop-top housing development at 26-38 Saunders Street, Pyrmont, submitted by TM No. 6 Pty Ltd ATF TM No. 6 Development Trust and prepared by Colliers Urban Planning (SEE dated 6 May 2026, reference 2240676).

I have reviewed the Statement of Environmental Effects (SEE) accompanying this application in detail. While I acknowledge that the site has been identified for renewal under the Ultimo-Pyrmont Planning Proposal (PP-2024-376) and that increased density is contemplated by the new planning framework, the specific development as proposed raises serious planning concerns that I submit have not been adequately addressed in the application documentation. The detailed DA represents the first and primary opportunity for the community to scrutinise the actual built outcome that will result from the strategic planning decisions made at a higher level, and I respectfully submit that Council should not approve the application in its current form.

My objection is made on the following grounds.

1. Overshadowing of 122 Saunders Street

The SEE at Section 6.4 explicitly identifies **120-122 Saunders Street** as a property that will experience additional overshadowing as a direct result of the proposed development, specifically at 9:00am during the winter solstice. This is an impact acknowledged by the applicant's own consultants, and it is one that directly and materially affects my property and my amenity as a resident.

Notwithstanding this acknowledgement, the applicant characterises the impact as acceptable on the basis that it is "limited to 1-2 hours maximum" at the

winter solstice. I submit that this characterisation is inadequate and misleading for the following reasons.

First, the "1-2 hours" figure represents the **additional** shadow beyond what would be cast by a building at the currently permitted maximum height of RL135m. It does not represent the total shadow impact on my property, which will be substantially greater when measured against the existing 5-6 storey building that currently occupies the site. The SEE does not provide any comparison between the proposed development and the existing building as a shadow baseline, which is the comparison most relevant to the lived amenity of existing residents like myself.

Second, Section 6.4.1 of the SEE states that a detailed sun-eye diagram assessment was conducted for **14A Quarry Master Drive and 16/42 Saunders Street**, at 15-minute increments during mid-winter. However, no equivalent detailed assessment has been provided for **120-122 Saunders Street**, despite that property being explicitly named as an affected receiver earlier in the same section. This is an unexplained and material omission in the assessment that Council should require to be rectified before determining the application.

Third, the conclusion that the overshadowing impact is acceptable has been reached by the applicant's own engaged consultants, not by any independent assessor. Given that my property is directly and specifically named as an affected receiver, I respectfully request that Council commission or require an independent shadow analysis of the impacts on 120-122 Saunders Street before this application is determined.

2. Unjustified Height Variation

The proposed development seeks to exceed the maximum building height permitted under Clause 4.3 of the Sydney Local Environmental Plan 2012 (SLEP 2012). The site's maximum permissible height under PP-2024-376 is RL135m. The proposal reaches RL137m to the parapet — a variation of 2m or 1.5% — and RL140.8m to the top of the architectural roof feature, a total of 5.8m above the permitted height limit. A Clause 4.6 variation request has been lodged in support of this exceedance.

I submit that the grounds advanced in support of the Clause 4.6 variation are insufficient and should not be accepted by Council for the following reasons.

First, the planning proposal PP-2024-376 already delivered an extraordinarily generous uplift to this site, increasing the maximum building height from 24 metres to RL135m. Having benefited from this major upzoning, the applicant now seeks to go beyond even this newly established and recently gazetted height limit. The argument that compliance with the height standard is "unreasonable and unnecessary" is difficult to sustain in circumstances where

the limit itself was only recently set through a thorough strategic planning process in which the applicant was an active participant for approximately five years.

Second, the SEE at Section 6.1.4 reveals that the height exceedance arose in part because of **increased floor-to-floor heights** decided during the design development phase following the design competition. This is a design choice made by the applicant, not a site constraint or an inherent characteristic of the land. It is not an appropriate planning ground for a Clause 4.6 variation. The Clause 4.6 mechanism exists to address genuine circumstances where strict compliance with a development standard would be unreasonable — not to accommodate post-competition design refinements that could have been resolved within the approved envelope.

Third, and critically, the height exceedance is directly and causally linked to the overshadowing impact on my property described at Ground 1 above. The SEE at Section 6.4 makes clear that the additional overshadowing to 120-122 Saunders Street arises from the height that **exceeds** the RL135m limit. In other words, approving the height variation has a direct, named, detrimental consequence for me as an existing resident immediately across the street. This connection between the variation and its impact on an identified neighbour should weigh heavily against approval of the variation.

Fourth, regarding the architectural roof feature, the applicant relies on Clause 5.6 of the SLEP 2012 to argue that the roof feature reaching RL140.8m sits outside the height calculation. Clause 5.6 requires, among other things, that a roof feature "does not include floor space area and is not reasonably capable of modification to include floor space area." The SEE acknowledges that the roof feature contains plant rooms and lift overruns. While these are described as set back from the tower edge, their presence within the roof feature structure warrants careful scrutiny by Council as to whether the Clause 5.6 exemption is genuinely satisfied. If the roof feature does not meet the Clause 5.6 criteria, the building height of RL140.8m would represent a variation of 5.8m — not merely 2m — above the permitted limit.

3. Absence of Visual Privacy Assessment for Existing Neighbours

The SEE's treatment of visual privacy at Section 6.3.3 is confined almost entirely to relationships between apartments **within the proposed development itself**. It addresses separation distances between the northern and southern components of the podium, and between apartments overlooking the internal courtyard. It does not assess, or even acknowledge, the overlooking and visual privacy impacts of a 38-storey tower on **existing residential buildings across Saunders Street**, including my property at 122 Saunders Street.

This is a material gap in the application documentation. The Apartment Design Guide, which the applicant relies upon extensively throughout the SEE to demonstrate residential amenity compliance, establishes privacy principles that apply in relation to neighbouring properties, not merely within a development. A 38-storey tower will have direct, continuous and unobstructed sight-lines into the upper levels of 122 Saunders Street and into its private open spaces. This impact will be permanent.

The applicant notes at Section 6.1.3 that the southern street wall of the development at the Saunders Street frontage comprises 5 storeys. However, the tower rises to 38 storeys directly behind this lower podium element. The existence of a 5-storey street wall does not in any way mitigate the overlooking impact from the tower floors above, which will have a direct and uninterrupted outlook across Saunders Street toward my property.

I submit that Council should require the applicant to provide a specific visual privacy and overlooking assessment addressing the impacts on existing residential properties on Saunders Street, including sightline analysis and sun-eye diagrams from representative tower levels toward 122 Saunders Street, before this application is determined.

4. Cumulative DCP Non-Compliances

The SEE at Table 8 acknowledges three specific non-compliances with the Sydney Development Control Plan 2012 (SDCP 2012). Considered individually, each might be argued as a minor departure. Considered together, they represent a pattern of non-compliance with controls that exist specifically to protect the amenity of neighbouring residents, including myself.

Deep Soil and Planting

The SDCP 2012 requires 15% of the site area to be provided as genuine deep soil at ground level. The applicant proposes a blended calculation combining deep planting areas over basement with permeable paving, which the SEE explicitly concedes "does not strictly meet the definition for deep soil." Deep soil areas are not a technical formality — they are what enables mature tree canopy to establish and be sustained over time. Tree canopy contributes directly to the visual amenity, shade and microclimate of Saunders Street, which I experience daily as a resident. A development of this scale and prominence should not be permitted to deliver a sub-standard landscaping outcome without substantially stronger justification than has been provided.

Height in Storeys

The DCP contemplated a podium of up to 5 storeys on the Saunders Street frontage. The proposal extends the northern end of the podium to **9 storeys** and the tower to **more than 36 levels**, both of which are acknowledged DCP variations. The justification for these variations is provided by the applicant's

own design team and is framed primarily in terms of architectural merit and solar access redistribution. However, the storey controls in the DCP were established to manage the bulk and scale impacts of new development on the surrounding residential streetscape. The applicant's self-assessed architectural justification is not a substitute for compliance with these controls, and Council should require a more rigorous independent assessment of whether these variations are warranted.

Tower Setbacks

The tower setbacks vary from DCP requirements at multiple levels, with the applicant again relying on its own consultants' view that the redistribution of mass is beneficial. The net effect of these setback variations on the visual bulk, overshadowing and overlooking experienced by residents on Saunders Street has not been independently assessed.

I submit that the three DCP non-compliances, taken together with the LEP height variation described at Ground 2 above, amount to a development that is systematically seeking relief from the planning framework rather than genuinely working within it. Council should be cautious about approving a development that accumulates multiple departures from recently established controls without independent verification that the stated public benefits genuinely outweigh the impacts on existing residents.

5. Scale of Change and Impacts on Existing Residential Amenity

The existing building at 26-38 Saunders Street is a 5 to 6 storey residential flat building constructed in the 1990s. The proposed development is a 38-storey tower — more than six times the height of the building it replaces. The applicant's own SEE at Section 4.2 acknowledges that the development is anticipated to be **the tallest building on the Pyrmont Peninsula** and describes it as an "identifiable marker for the area."

While I accept that PP-2024-376 contemplates increased density on this site and others in the Pyrmont Peninsula, I submit that the detailed DA process is the appropriate point at which the actual impacts of that increased density on existing residents must be carefully considered. The following points are relevant.

The applicant relies at Section 6.1.2.1 on the planning principle established in *Project Venture Developments v Pittwater Council [2005] NSWLEC 191* to the effect that compatibility does not require uniformity, and that planning controls may envisage a change in character. However, this principle was articulated in the context of moderate scale differences between existing and proposed development. The replacement of a 6-storey building with a 38-storey tower — the tallest on the Peninsula — represents a transformation of an entirely different order. I respectfully submit that the *Project Venture* principle cannot

be stretched to justify this degree of change without a thorough and independent assessment of the impacts on existing residents.

The SEE at Section 2.4 describes Saunders Street as being in "a residential area, not a mixed-use commercial area." Yet the development introduces a tower of CBD scale into this residential street. The permanent impacts of this on the existing residential community — including the overshadowing, overlooking, wind effects, loss of sky view and fundamental alteration of streetscape character — deserve substantially greater weight in the planning assessment than the SEE affords them.

I note in particular that the SEE does not include any assessment of the loss of sky view or outlook that will be experienced by residents of 122 Saunders Street as a result of a 38-storey tower being constructed immediately across the street. This is a real and significant amenity impact that is entirely absent from the application documentation.

Finally, I note that the applicant describes this as the **first major DA** to progress under the new planning controls for Ultimo-Pyrmont. The way in which Council assesses and conditions this application will set a precedent for all subsequent development in the precinct. I respectfully urge Council to apply rigorous scrutiny to the specific impacts on existing residents, and not to allow the strategic significance of the precinct renewal to overshadow the legitimate amenity interests of those who live here now.

Conclusion and Requests

For the reasons set out above, I respectfully request that Council:

1. **Not approve the application in its current form.**
2. Require the applicant to provide an **independent overshadowing assessment** specifically addressing the impacts on 120-122 Saunders Street, with detailed sun-eye diagrams at 15-minute increments during mid-winter, consistent with the assessment already provided for other neighbouring properties.
3. Refuse the **Clause 4.6 height variation request**, or at minimum require substantially stronger independent justification for the exceedance of the RL135m height limit, having regard to the direct connection between the height variation and the overshadowing impact on my property.
4. Require the applicant to provide a **visual privacy and overlooking assessment** addressing the impacts of the tower on existing residential properties on Saunders Street, including 122 Saunders Street.
5. Require the applicant to demonstrate **full compliance with the SDCP 2012 deep soil requirements**, or provide a substantially more rigorous justification for the proposed blended calculation.

6. Carefully consider whether the **cumulative departures** from the LEP height limit and multiple DCP controls are consistent with the objectives of the planning framework and the interests of the existing residential community.

I would welcome the opportunity to be heard if the application proceeds to a public meeting or panel determination. I request that I be notified of all decisions relating to this application.

Yours sincerely,

David Palmer

From: Fi Fern <[redacted] on behalf of Fi Fern <[redacted] <Fi Fern <[redacted]

Sent on: Thursday, July 2, 2026 3:29:36 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon,
I would like to object to the building planned as above.
I live in 120 Saunders Street, and love the nice suburban feel of our little end of Pyrmont.
I think the development will bring much more noise and congestion with construction. As well as so many more people living and needing parking in this small area.

We have the bike path that comes down into Saunders street as well, and I think this construction would impact the access to the bike path and traffic.

The look of the building also seems out of place in the surrounding buildings and area, with such a big tall building.
I also think this tall building will block the view of the Centrepoint tower as I drive or walk over the Anzac Bridge. Something I love about coming into the city.

I would greatly appreciate this being taken into consideration,
Thanks,
Fiona Fernandez

From: [redacted] on behalf of [redacted]
<[redacted]> <[redacted]>
Sent on: Thursday, July 2, 2026 8:28:47 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Planning Assessment Team,

I am writing to object to this development application.

As a local resident, I am concerned that the proposed development is out of character with the existing streetscape and will have a significant adverse impact on the amenity of the surrounding neighbourhood.

My concerns include:

- Traffic and congestion: The surrounding streets already experience substantial traffic congestion, particularly during peak periods. This development is likely to generate additional vehicle movements, increasing delays and reducing road safety for residents, pedestrians and cyclists.
- Local road capacity: The existing road network is already under pressure and is not well suited to accommodate the additional traffic associated with a development of this scale.
- Loss of sunlight: The height and bulk of the proposed building are likely to result in increased overshadowing of neighbouring properties and public areas, reducing access to natural sunlight and negatively affecting residential amenity.
- Neighbourhood character: The proposed building is inconsistent with the scale, appearance and character of the surrounding area. Rather than complementing the existing neighbourhood, it would dominate the streetscape and diminish the area's established identity.
- Overdevelopment of the site: The proposal appears to prioritise development yield over compatibility with the local environment, resulting in excessive building bulk and visual impact.
- Cumulative impacts: When considered alongside recent developments in the area, this proposal would further increase pressure on local infrastructure, parking availability and community amenity.

I respectfully request that Council carefully consider these impacts when assessing the application. In my view, the proposal does not appropriately balance development with the preservation of neighbourhood amenity and character, and I ask that the application be refused or substantially redesigned to address these concerns.

Thank you for considering my submission.

Yours sincerely,



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

Sent on: Thursday, July 2, 2026 5:44:22 PM

To: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; Monica Barone <mbarone@cityofsydney.nsw.gov.au>; DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; [redacted] Cc: Olly Arkins <OArkins@cityofsydney.nsw.gov.au>; Sylvie Ellsmore <SEllsmore@cityofsydney.nsw.gov.au>; Lyndon Gannon <LGannon@cityofsydney.nsw.gov.au>; Robert Kok <rkok@cityofsydney.nsw.gov.au>; Zann Maxwell <ZMaxwell@cityofsydney.nsw.gov.au>; Jess Miller <JMiller@cityofsydney.nsw.gov.au>; Matthew Thompson <MThompson@cityofsydney.nsw.gov.au>; Yvonne Weldon <YWeldon@cityofsydney.nsw.gov.au>; Adam Worling <AWorling@cityofsydney.nsw.gov.au>

Subject: SUBMISSION REGARDING PROPOSED REDEVELOPMENT D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 Applicant TM NO.6 PTY LTD

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 - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

To Whom It May Concern:

RE: SUBMISSION REGARDING PROPOSED REDEVELOPMENT

D/2026/513

Address

26-38 Saunders Street PYRMONT NSW 2009

Applicant

TM NO.6 PTY LTD

I wish to make a submission regarding the above proposed redevelopment.

PLEASE DO NOT PUBLISH MY CONTACT INFORMATION AT THE END OF THIS MESSAGE

I would like to make some comments and objections to the current proposal for the site in this submission.
I am a resident of Pyrmont and have been for many years and I have watched the growth and changes in the area. Most have brought huge benefits to the community and the surrounding areas.
Until quite recently Pyrmont was the most densely populated suburb per square kilometre in Australia, so most of the long term residents are used to being surrounded by people and housing and are here because of that. In my experience it is like living in a large village with all the benefits and support that goes with that.

The objections I have to this particular development are as follows:

1. **Scale and design:**

The height and design is completely out of touch with the current surrounding buildings even taking into account the future government and council plans for the old fish market buildings and surrounds.

I note that the DA includes:

- A 37-storey tower
- A 10-storey podium
- Ground-floor retail
- Six levels of basement parking for 190 vehicles, with the entry and exit directly opposite the driveways of Tara and 120–122 Saunders Street

There is nothing else in the area or currently planned for this area that comes close to the height with the footprint that this project has.

I also note that it is all planned to be luxury apartments which is against the ethos of this area. We need to encourage young professionals and families to embrace the city by ensuring that the area has a mixture of accommodation available to purchase and to rent and this proposal does not appear to offer this.

Our young people are slowly moving away because of lack of affordability. I believed that both the state government and the City has said that this is what we don't want. The risk is that our city centre and surrounds will die.

2. **Traffic during demolition and following completion:**

The traffic in the area currently, particularly the approaches to and from the ANZAC bridge is already chaotic. The Metro will open and this will of course help the pedestrian traffic but, as this area is a major conduit for all other inner west traffic a construction of this size and complexity coupled with the fish market reconstruction can only cause chaos.
We have bike lanes, concrete trucks, delivery trucks for the fish markets and other businesses in the area, buses, tourist buses, and local traffic (both cars and foot traffic) as well has hundreds of Uber deliveries of various types all using the current proposed construction area as a thoroughfare. The present delays are extensive.

There are daycare centres and schools in the immediate area and the amount of constructure will I believe also risk the safety of the neighbourhood children and the older members of the community.

Conclusion

Finally, I feel strongly that this should be an area of growth and development. It's what attracted me here in the first place, however the current proposal could destroy the area.

I would like to think that all the working groups involved in planning and approval for this proposal and the whole Pyrmont area will get together and work in harmony to ensure that Pyrmont continues to be an active living and working hub where people want to be.

On a personnel level I have lived here through a lot of changes and look forward to the development of the old and new fish market areas and their surrounds. To date it has been fabulous but this design proposal does not fit.

Kind regards

(

Phone

From: Quentin Kwan <[redacted] on behalf of Quentin Kwan <[redacted] <Quentin Kwan <[redacted]

Sent on: Thursday, July 2, 2026 6:21:24 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject:

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

Dear City of Sydney

I am writing as a local resident and a mum who is increasingly worried about the amount of construction happening around Pyrmont.

It feels like everywhere we turn there are cranes, construction sites, trucks and road closures. While I understand that cities need to grow, I worry that this proposal is another step too far.

My biggest concern is safety. Our streets are used every day by families, children walking to school, people cycling, and elderly residents. Construction vehicles, delivery trucks and increased traffic make these streets more dangerous. I often see children riding bikes, parents pushing prams and people walking to the light rail or bus stops. Adding another major construction project and a large residential tower will only increase these risks.

Pyrmont is becoming more crowded every year. Roads are busier, footpaths are more congested, and finding safe spaces to walk or cycle is becoming harder. I'm concerned that developments are being approved one after another without considering the cumulative impact on the people who already live here.

I also worry that this building is simply too large for its surroundings. A 38-storey tower will permanently change the feel of our neighbourhood. Once it is built, there is no going back.

I ask the City to think not only about what can be built, but also about the people who already call Pyrmont home. Please consider whether this development will make our neighbourhood a better, safer and more liveable place for families.

Finally, I hope the assessment process is completely transparent. Residents deserve to understand how this proposal is evaluated, how our feedback is taken into account, and why any decision is made. We are the people who will live with the consequences long after the construction is finished.

Thank you for taking the time to consider my concerns.

Kind regards

Residents on Saunders St

From: Yusuf Canbolat < [redacted] on behalf of Yusuf Canbolat
< [redacted] <Yusuf Canbolat < [redacted]

Sent on: Thursday, July 2, 2026 8:16:40 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Re: Objection to Development Application D/2026/513 — 26-38 Saunders Street, Pyrmont NSW 2009

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.

Name: Yusuf Canbolat
Address: Unit 42 2-10 Quarry Master Drive Pyrmont 2009 NSW.
Interest: Nearby resident

I object to the above application on the following grounds:

1. Height, bulk and scale. The proposed tower is out of scale with the established built form of the immediate Saunders Street context and would visually dominate the streetscape. I ask that its height and FSR be confirmed against the applicable Sydney LEP controls, and that any variation sought under clause 4.6 be refused as unjustified.

2. Excavation and structural risk to neighbouring buildings. The demolition, excavation and earthworks occur immediately adjacent to occupied residential buildings. I request that any consent require, at the applicant's cost, pre- and post-construction dilapidation surveys of adjoining properties, a geotechnical report addressing excavation next to existing structures, and continuous vibration monitoring.

3. Construction amenity. Given the scale, the works will run for years. I request strict conditions: a Construction Management Plan, limited construction hours, dust suppression and defined haulage routes.

4. Traffic and parking. Saunders Street is a constrained peninsula road. I request a full traffic and parking assessment covering both the construction and operational phases.

I ask that the application be refused, or approved only subject to strict conditions addressing the above.

Kind regards,

Yusuf CANBOLAT
[redacted]

Sent from my iPhone

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

Sent on: Thursday, July 2, 2026 3:24:53 PM

To: City of Sydney <council@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.

I am writing in regards to the proposed development application reference number: D/2026/513 at 26-38 Saunders Street Pyrmont NSW 2009.

I do not wish for my name or email to be made known publicly.

I have concerns with this development as to the height of the building which would cast shadows quite a distance.
This impacts on the enjoyment of the suburb and we already have quite a few areas that have become wind tunnels and very unpleasant to walk.

Also the number of new apartments will impact dramatically on already stretched infrastructure in the area.
We already are the most densely populated suburb in Sydney and this will make the area even worse.

Traffic is already a problem with many bottlenecks especially during peak hours and dangerous build ups at other times.

Amenities in Pyrmont to make it a liveable community suburb are almost non existent ..we have a small Woolworths and a Coles which are already overstretched and no other real shopping opportunities.

You cannot keep putting in high rise and have no infrastructure to make this a vibrant community.

The light rail is already impossible to get on and is totally overcrowded at peak hours times.

Vehicle congestion from Allen street onto Anzac bridge and Pyrmont road is already impossible most of the day.

When will we stop pandering to greedy developers and think about the actual residents of the area?

Regards
[redacted]

Sent from my iPhone

From: [redacted] on behalf of [redacted]
<[redacted]>
Sent on: Thursday, July 2, 2026 5:06:14 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 Applicant TM NO.6 PTY LTD

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

- Hello, please keep all my data private. Thanks

- **Attn: Shannon Rickersey**
  Development Assessment Officer
  City of Sydney Council

  Development Application (DA) Number: D/2026/513
  Property Address: 26-38 Saunders Street, Pyrmont NSW 2009
  Applicant: TM No.6 Pty Ltd
  Proposal: Strata plan consolidation, demolition of existing building, excavation, earthworks, tree removal, and construction of shop-top housing

  Formal Submission: Objection to the Proposed Development

  Dear Assessment Officer,

  I am writing to formally object to the proposed development located directly across from my home. As a resident of the Saunders 122 building, I understand the ongoing need for additional housing, urban growth, and economic development. However, development should not come at the expense of the well-being, amenity, and quality of life of the hundreds of residents who already call this community home.

  This proposed development would have significant and lasting impacts on my apartment, my neighbours, and the wider Pyrmont community.

  Loss of Sunlight

  The scale and height of the proposed building will significantly reduce the natural sunlight reaching my apartment, leaving my home in shadow for substantial periods of the day. Natural light is essential for residents' well-being, comfort, and enjoyment of their homes. Reduced sunlight may also result in cooler indoor conditions and slower moisture drying, increasing the potential for dampness and mould growth in affected apartments.

  Loss of Privacy

  Because this building is proposed directly opposite my apartment, its windows and balconies will overlook my home, resulting in a substantial loss of privacy and significantly reducing my ability to enjoy my own living space comfortably.

  Potential Reflective Glare and Heat Impacts

The extensive glass façades may create significant reflective glare and concentrate sunlight onto neighbouring properties. These potential impacts could reduce residents' comfort and should be carefully assessed before any approval is granted.

Traffic and Road Safety

Our street is currently relatively quiet, but this development will substantially increase vehicle movements, creating additional congestion, reducing road safety, and making everyday access more difficult for residents, visitors, cyclists, and pedestrians.

Years of Construction Disruption

Residents will be expected to endure a minimum of three years of construction activity, including significant noise, vibration, dust, and disruption from Monday to Saturday, commencing at 7:00 a.m. This represents a considerable and prolonged impact on the daily lives, well-being, and peaceful enjoyment of our homes.

Loss of Neighbourhood Character and Quality of Life

Pyrmont is valued for its unique charm, historic character, village atmosphere, and strong sense of community. A development of this scale would permanently alter the character of the neighbourhood, diminish the qualities that make Pyrmont such a desirable place to live, and reduce the quality of life for existing residents.

While I recognise the importance of providing additional housing, planning decisions should seek an appropriate balance between future development and the rights of existing communities. The well-being of current residents should not be sacrificed solely to maximise development outcomes.

I respectfully ask the Council to give substantial weight to the concerns of existing residents when assessing this proposal. The cumulative impacts on sunlight, privacy, residential amenity, traffic, construction disruption, and neighbourhood character are significant and should not be overlooked.

For these reasons, I respectfully request that this development application be refused or, at the very least, substantially amended to minimise its adverse impacts on neighbouring residents and the Pyrmont community.

Thank you for your time and careful consideration of my submission.

Yours faithfully,

Name:
Apartment Number:
Address: Saunders Building, 122 Pyrmont Street, Pyrmont NSW 2009
Date: 02/07/2026

From: [redacted] on behalf of [redacted]

Sent on: Thursday, July 2, 2026 5:34:06 PM

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

Subject: D/2026/513 development consultation Saunders street Pyrmont

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

For safety reasons I require my personal details to remain confidential

I write to object to the above development in Pyrmont.

- this development destroys intact, functioning housing and is against principles of conservation and reuse.
- the development is oversized and will negatively impact on the community due to loss of light, increasing wind and adverse weather , increased traffic and pollution, significant loss of amenity, outlooks impacted, privacy loss.

Pyrmont is a village, a small vibrant community that values streetscape, accessibility for those impaired and until now has been protected and enhanced by council planning. This development must be scaled back or cancelled.

Kind regards

[redacted]

For safety reasons I require my personal details to remain confidential

From: Artour Bakiev <[redacted] on behalf of Artour Bakiev <[redacted] <Artour Bakiev <[redacted]
Sent on: Thursday, July 2, 2026 11:06:45 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

To the City of Sydney,

I am writing to **object** to DA D/2026/513, the proposal for a 37-storey tower and 10-storey podium at 26–38 Saunders Street, Pyrmont.

My name is Artur Bakiev and I live at Unit 48, SP 47754, 122 Saunders St, right across the street from the site.

1. Height and Bulk

This isn't a small increase on what was already on the table. Back in 2024, an earlier version of this proposal — 33 storeys, 6-storey podium — went to Council, and even that felt too big for the street. Now we're looking at 37 storeys and a 10-storey podium. That's a lot more built form to fit into the same footprint. And at the end of the day, it's still another luxury apartment building in a suburb that already has plenty of them — it's not adding anything different to what Pyrmont needs.

2. Traffic and Access

Getting in and out of 120–122 Saunders Street is already tricky, especially early in the morning when people are trying to get kids to school. Right at that exit point you've got five different things happening almost on top of each other: cars leaving 120–122, the bike slip lane coming off the Anzac Bridge, the through-passage from Quarry Master Drive, the Saunders Street road itself, and the Saunders Street bike lane. It's a lot to navigate safely even now, before any extra traffic is added.

On top of that, Saunders Street was narrowed a couple of years ago to fit in a dedicated bike lane. Adding roughly 190 more basement car movements, with the new development's entry and exit sitting directly opposite our driveway and 120–122's, is going to make those turning conflicts worse and make the street less safe for anyone walking or cycling through. I don't think the street as it currently stands can handle that extra load, and I'd like Council to require a proper, independent traffic assessment that actually looks at this exact intersection point before anything is approved.

3. Construction Impacts

Six basement levels is a serious amount of excavation, and it's happening at the same time as the metro tunnelling works going on near the Anzac Bridge. I'd like the applicant to answer some specific questions before this goes any further:

- What shoring methods are planned for excavation this deep, and has the concurrent metro work nearby been factored into that?
- How will groundwater be monitored and managed, and what's the risk of drawdown affecting the foundations of nearby buildings, including ours?
- Has a structural risk assessment actually been done for neighbouring buildings given how close and how deep this excavation is?
- Will there be ongoing, independent monitoring of vibration and ground movement during construction, with results shared with affected owners?

4. Noise

Once this is built, the extra traffic, the podium retail, loading activity, and just the density of the building itself are all going to add noise that we don't currently deal with. Given how close the site is to our building, that's a real change to day-to-day living, not just a construction-phase issue.

5. What I'd Like Council to Do

- Cut back the height and reduce the FSR so this is more in proportion with the street it's on
- Require an independent dilapidation survey of neighbouring buildings, including ours, before construction starts, with follow-up checks during and after
- Get proper answers from the applicant on the traffic, groundwater, shoring and structural questions above before any approval is considered
- Put firm conditions on construction hours, vehicle movements and noise to protect the people living around the site

I'd appreciate this being taken into account as part of the assessment, and I'd like written confirmation that it's been received.

Regards,
Artur Bakiev
48/122 Saunders St, 2009, Pyrmont
2 July, 2026

From: Derrick Beech <[redacted] on behalf of Derrick Beech <[redacted] <Derrick Beech <[redacted]

Sent on: Thursday, July 2, 2026 8:29:17 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: [redacted] Anna Pender <[redacted]

Subject: Submission - D/2026/513 - 26-38 Saunders Street, PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Shannon,

My husband & I live at Unit 10, 120 Saunders Street, just west from the proposed development at 26-38 Saunders Street. We would like to make the following submission to Council.

Height.

We believe the height is excessive for this location. The top of the Anzac Bridge is at RL (AHD) is 120m . This bridge is, along with the Harbour Bridge and the Opera House, a beautiful landmark of our city. It regularly features in films and advertisements. The cities of Europe that we all love to visit maintain their buildings beneath their central cathedral or other major monument.

We believe that on aesthetic and urban design grounds, the height should be reduced to less than that of the Anzac Bridge. We note that even with the approved height limit under the DCP of RL120-135 AHD, the proposal is in fact to be 140.8, justified by its being "Is intentionally designed in a way to provide a bold crown to the building"(p.65 SEE) We do not believe this is sufficient justification.

We have researched the maximum RL of other buildings in the area : Distillery Tower in Jackson's Landing has a maximum RL of 39.7 AHD and our building 34.4m . At approximately three times the height of the surrounding towers it is just too jarring in the urban context.

Overshadowing.

While we applaud the architects' shaving of the mass and form of the tower to achieve better sunlight, particularly to 14 Quarry Master Drive, we believe shadow analysis in the SEE p.76 gives the clearest picture. The winter solstice 12 noon and 1pm diagrams clearly show that the shadow cast by the tower fully covers Goodman Park, where office workers are always enjoying their lunch and it shades the external play area of Thrive Early Learning Centre on Banks Street. This is a terrible loss to the public amenity. We need this little park… Wentworth Park does not substitute. Furthermore , the much loved Norchino restaurant adjacent to the park has recently invested in an outdoor room to accommodate more customers. This will also be overshadowed.

We have not seen the approved DA for 33-36 Saunders Street, which we read here has a RL of 55m AHD. We trust the architectural massing of this proposal ensures sun at lunch time in Goodman Park, Thrive Early Learning Centre and Norchino's outdoor room.

Wind.

We are concerned that the wind diagrams indicate increased wind velocity at pedestrian level, particularly in a westerly. Already, this wind can cause problems for our older residents to navigate coming out onto Quarry Master Drive. Most of the analysis seems to focus on wind mitigation with the proposed complex, not the impact on other residents of the area.

Traffic.

We are both very supportive of Council's construction and continued expansion of cycling paths. When the path on Saunders Street was constructed we had understood, Saunders Street was to become a one-way street. It is not. There is parking on both sides and a single lane, which traffic hs to navigate from both directions. This includes large trucks of stage equipment, catering companies working at Channel 10. It is dangerous as it stands and will be infinitely more so if this proposal , with the vehicles associated with another 277 units are added.

Regards

Anna Pender & Derrick Beech

Unit 10, 120 Saunders Street
Pirrama/Pyrmont NSW 2009
Gadigal Country

From: Lu Vivian <[redacted] on behalf of Lu Vivian <[redacted] <Lu Vivian <[redacted]

Sent on: Thursday, July 2, 2026 6:18:49 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 officer

I strongly object to Development Application D/2026/513 in its current form due to its excessive height, scale and the significant impacts it is likely to have on the surrounding Pyrmont community.

The proposed 38-storey tower is substantially taller than the surrounding development and appears out of character with this part of Pyrmont. Such a significant increase in height and bulk risks creating an overbearing presence that will fundamentally alter the existing streetscape and residential character.

I am particularly concerned about the likely impacts on neighbouring residents, including the loss of sunlight, increased overshadowing, reduced privacy through overlooking, and the visual dominance of such a large building. These impacts have the potential to reduce the amenity and enjoyment of nearby homes and diminish the liveability of the neighbourhood.

The proposal is also likely to increase traffic congestion, parking demand, delivery vehicle activity and pressure on local infrastructure, including parks, public transport and community facilities. Saunders Street and the surrounding road network already experience congestion, and the cumulative impacts of a development of this scale should be carefully assessed.

Given the size of this proposal, I respectfully request that the City of Sydney ensure a fully transparent assessment process. Residents deserve confidence that this application will be assessed independently, objectively and in accordance with planning controls and the public interest.

Specifically, I request that the City clearly explain:

* how the proposal complies with the relevant planning controls and strategic planning objectives;
* the findings of all key technical assessments, including overshadowing, wind, traffic, privacy and infrastructure impacts;
* how every community submission is considered and addressed in the assessment report;
* the reasons supporting any recommendation to approve or refuse the application; and
* any conditions proposed to minimise impacts on surrounding residents.

This proposal will have long-term consequences for existing residents and the future character of Pyrmont. I therefore ask the City to carefully consider whether a development of this height and scale is appropriate for this location. If the identified impacts cannot be satisfactorily addressed, I respectfully request that the application be refused or substantially redesigned to better reflect the existing character of the area and to protect the amenity of neighbouring properties.

Thank you for considering my submission. I trust that the City of Sydney will give careful and transparent consideration to the concerns of the local community before making its decision.

Best regards
Local resident

From: Lubov Danilina <[redacted] on behalf of Lubov Danilina <[redacted] <Lubov Danilina <[redacted]

Sent on: Thursday, July 2, 2026 8:21:25 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Dear Sir/Madam,

I wish to object to the proposed development at 26–38 Saunders Street.

I am a local resident who values Saunders Street as one of the most pleasant and livable parts of Pyrmont. Unlike many surrounding streets, Saunders Street is relatively quiet, safe and residential in character. This proposal would fundamentally change that character.

My primary concerns are as follows:

Construction impacts

The scale of this proposal—a 37-storey tower, 10-storey podium and six basement levels—would require years of intensive demolition, excavation and construction. The associated noise, vibration, dust, heavy vehicle movements and road disruptions would significantly affect residents' health, wellbeing and ability to enjoy their homes.

This is not a short-term inconvenience. Construction of a project of this magnitude is likely to continue for several years, imposing an unreasonable burden on the existing community.

Traffic and safety

The proposal includes approximately 190 parking spaces with vehicle access directly opposite existing residential driveways.

Saunders Street is currently a relatively calm residential street. Introducing such a significant concentration of vehicle movements would increase traffic congestion, create additional noise, make access to existing properties more difficult, and reduce pedestrian safety.

Loss of residential amenity

One of the greatest strengths of Saunders Street is its peaceful residential atmosphere. Residents chose to live here because it offers a quieter environment than many other parts of Pyrmont.

A development of this scale—with increased traffic, retail activity, service vehicles, deliveries and a much larger resident population—would permanently change the nature of the street. Once this character is lost, it cannot be restored.

Overdevelopment

The proposed tower appears excessive for its location. Compared with the previously considered proposal, the current application has become substantially larger, increasing from a 33-storey tower with a 6-storey podium to a 37-storey tower with a 10-storey podium.

This represents a significant intensification of the site and raises concerns that the proposal exceeds what is appropriate for the surrounding neighbourhood.

Privacy, sunlight and outlook

Given its height and bulk, the proposal is also likely to affect neighbouring properties through loss of privacy, overshadowing and changes to outlook. Existing residents should not be expected to bear these impacts solely to maximise development yield.

Pyrmont should continue to evolve, and I support appropriate redevelopment that respects the existing community. However, this proposal is simply too large for this location and would impose substantial and lasting impacts on surrounding residents.

I respectfully request that the City of Sydney refuse this application, or at the very least require a significant reduction in its scale, height and intensity to better protect the amenity, character and quality of life of the existing Saunders Street community.

Thank you for considering my submission.

Best regards,

Liubov Danilina

From: M Harley < on behalf of M Harley < <M Harley <

Sent on: Thursday, July 2, 2026 5:01:32 PM

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

Subject: Complaint re proposed high rise building D/2026/513

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, Mark Harley of 5D/2 Distillery Dr, Pyrmont NSW 2009, am lodging a formal complaint againstApplication reference number: D/2026/513. I would like only the initial in my first name to be published along with my surname and please refer only to the suburb in which I live. Do not publish my phone number.

Please register my objections to this property being built. It far exceeds the height limit for Pyrmont. It is also a similar height to the extension requested by the Star Casino which was turned down by the government and the commission. It dwarfs the Anzac Bridge and is absolutely out of context with the size of the buildings in Pyrmont. As Australia's most densely populated suburb, the addition of this building will only add to the problem and will adversely affect living conditions.

It impacts the existing views over Blackwattle Bay, White Bay and Darling Harbour. It will add significantly extra congestion to the roads, including the approaches to the Anzac Bridge and the new fish market. It will throw shadows on a number of the local parks that residents, children and grandchildren use regularly. It will be a monstrosity.

Regards,
M Harley

Sent from my iPad

From: 陳蕙琦 <[redacted] on behalf of 陳蕙琦 <[redacted] <陳蕙琦 <[redacted]

Sent on: Friday, July 3, 2026 5:54:06 AM

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

Subject: Submission – Objection to Development Application

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

Submission – Development Application D/2026/513 26–38 Saunders Street, Pyrmont

Dear Assessment Officer,

I am the owner of Unit 39, 2–10 Quarry Master Drive, Pyrmont, which is directly opposite the proposed development.

I object to the proposal because of its likely adverse impacts on the residential amenity of my property.

I lived in Unit 39 between 2000 and 2002, during which the apartment received direct morning sunlight. Although the apartment is now tenanted, I remain concerned that the scale and height of the proposed development will reduce sunlight access to the apartment and diminish the living environment.

The proposal would also substantially alter the outlook from Unit 39. The introduction of a much larger building immediately opposite will increase visual bulk and create a greater sense of enclosure for existing residents.

In addition, the large number of new apartments facing Quarry Master Drive is likely to increase overlooking and reduce the privacy currently enjoyed by neighbouring properties.

I am also concerned that the additional residents, visitors, service vehicles and deliveries generated by the development will place further pressure on Saunders Street, which already has limited road space due to the existing bicycle lane and local traffic.

I respectfully request that Council carefully consider these impacts on neighbouring residential properties and require appropriate design changes to minimise the loss of sunlight, outlook, privacy and overall residential amenity.

Thank you for considering my submission.

Yours faithfully,

Huei-Chi Chen
Owner of Unit 39, 2–10 Quarry Master Drive, Pyrmont

From: Tim Failes <[redacted] on behalf of Tim Failes <[redacted] <Tim Failes <[redacted]

Sent on: Friday, July 3, 2026 9:51:35 AM

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

Subject: Objection to proposed Pyrmont Tower (DA D/2026/513) - Impact on Quarrymaster Drive residents

Attachments: ObjectionCityOfSydney.pdf (185.56 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.

Attention: Ms Sue Francis - Central Sydney Planning Committee Member

Dear Ms Francis,

As a member of the Central Sydney Planning Committee, you will soon be voting on DA D/2026/513 for the massive redevelopment at 26-38 Saunders Street, Pyrmont. I am the owner of the apartment directly across the road at 22/2-10 Quarrymaster Drive, and I am writing to you directly to urge you to protect our local community and vote against this proposal.

While I understand the strategic push for density, changing a quiet, leafy street from a 24-metre low-rise neighbourhood into an oppressive 125-metre mega-tower zone is completely unreasonable. Worse still, the developer is actively trying to break the rules by demanding a 5.2-metre height breach (RL 140.2 over the RL 135 limit) to fit a private viewing deck and lift overruns on the roof. They do not need a Clause 4.6 variation; they can easily achieve a compliant building simply by removing a floor of apartments.

Furthermore, the developer's proposed construction management plan is highly intrusive and will have a significant financial impact on me. They are attempting to bypass the City of Sydney's standard residential construction hours by starting at 7:00 AM, six days a week. This relentless noise, dust, and vibration right outside my tenants' bedroom windows means I will be hit with immediate rental losses and vacancies.

I have attached my formal submission to this email, which details my total opposition to the project and outlines strict conditions regarding rooftop curfews, opaque privacy screening, and reduced construction hours that must be enforced if this DA proceeds. I ask that you please read my objection and stand up for the long-term residents and ratepayers of Pyrmont when this comes before the committee.

Thank you for your time and your consideration of my submission.

Sincerely,
Tim Failes
[redacted]
Owner of 22/2-10 Quarrymaster Drive, Pyrmont

Tim Failes Email:
[redacted]
2 Rudd Street
East Ryde NSW 2113
Australia

Ph: [redacted] Mobile: [redacted]
Fax: [redacted]

Tim Failes
2 Rudd Street
East Ryde NSW 2113
[redacted]

29 June 2026

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

Dear Planning assessment unit,

26-38 Saunders Street PYRMONT
"Objection to D/2026/513"

I am the owner of the property at 22 / 2-10 Quarrymaster Drive Pyrmont, and I object to the proposed development at 26-38 Saunders Street Pyrmont, which is directly across the road from my property.

The increase in building height from the existing 24m height to 120m height is unreasonable and should not be allowed by City of Sydney Council.

Why I completely oppose this development

I purchased the property at 22 / 2-10 Quarrymaster Drive because of the bright outlook in this corner apartment. This has provided an excellent property for rental, and in due course I plan to live in the apartment.

I now learn that the property adjacent, 26-38 Saunders Street Pyrmont, is proposed to go from the current 24m to a massive 120+m in height. The proposed development will totally overshadow our building, and destroy the bright, sunny outlook from my apartment. **I am opposed to the development at 26-38 Saunders Street Pyrmont.**

The increase in height will also block the view of the local and city skyline from my apartment.

I purchased the property in 2017, knowing that the height limit would prohibit development such as this. The proposed development will have a negative impact on my property and in particular will have a negative impact on the value of the property, and the rental return we are able to achieve.

As well as the increased shadowing, reduced sunlight and loss of views, the increased height to 120m or more, will create wind corridors and have a negative impact on green spaces such as Carmichael Park, which my apartment overlooks. These green spaces are vital for both residents and local wildlife.

The location is currently very quiet and leafy, however with this development it will become extremely noisy and congested, with entry and exit to a 6 storey basement car park directly across the road from our building. Again impacting on the enjoyment and value of my property. The Quarrymaster Drive and Saunders Street precincts carefully designed

height-tiered community structure was thoughtfully crafted to balance residential density with liveability—this balance would be lost with such drastic changes in this development.

I am also concerned about the impact on the local community of such high rise development. While I am not opposed to growth, construction of such large buildings will change the nature of the community due to increased traffic and increased population, resulting in congestion in what is currently a quiet, leafy location close to the CBD.

If council approves this development, the following must be enforced to protect my property

Should this development be viewed favorably, I further object to the proposed variation to the building height limits (Clause 4.6 Variation Request – Building Height). If the development is allowed to proceed it must be within limits set by state government and local skyline rules. If the development proceeds, the Architectural Roof Feature is of value, however the number of floors needs to be reduced to ensure the overall building height does not exceed the defined regulations.

I also question the validity of the document “Clause 4.6 Variation Request – Building Height”. This document states that the increase is only 2m or 1.5%, however on reading of the document it appears the increase is 5.8m (from RL135 to RL140.8 at highest point which appears to be lift overrun). I note that the so-called Architectural Roof Feature actually includes lift overruns and glass screening – indicating this area also contains an active rooftop viewing terrace. The 5.8-metre breach is not caused by a minor, lightweight decorative spire or architectural feature.

The developer’s Clause 4.6 variation does not satisfy the strict legal thresholds required under the Sydney LEP 2012 or the Environmental Planning and Assessment Act 1979, as compliance with the development standard is neither unreasonable nor unnecessary in this case. The exceedance is driven by a choice to maximise yield via additional floors, pushing into non-compliant airspace.

The developer can easily incorporate the Architectural Roof Feature, lift overruns and viewing area, by removing one or more residential floors from the building.

Because my property sits directly across the road and looks straight into / underneath this 120m high tower, I demand the following further conditions be attached to any approval:

- The vertical glass panels on the roof area should consist of high performance acoustic glass to prevent noise and completely block downward sight lines across Quarrymaster Drive.
- A strict operational curfew of the rooftop terrace prohibiting access between 10pm and 7am.
- A permanent ban on the installation of external speakers, amplified sound systems or commercial hiring / operation of the rooftop terrace.

Severe Financial Hardship and Breaches of Council's Construction Hours

In the event that this development is allowed to proceed, I strongly object to the extended work hours proposed in the developer's Construction Management Plan (7:00 AM – 6:00 PM weekdays and 7:00 AM – 5:00 PM Saturdays).

This site is in Pyrmont, which sits firmly outside the CBD. According to the City of Sydney's published rules for non-CBD residential areas, standard construction hours are strictly capped at **7:30 AM to 5:30 PM on weekdays**, and **7:30 AM to 3:30 PM on Saturdays**. The developer is trying to operate outside these rules, which will destroy the morning peace and weekends of everyone living directly across the street.

Because my property is located right opposite the site, these intrusive hours will cause me direct financial harm. Under NSW residential tenancy laws, tenants have a legal right to "peaceable comfort and quiet enjoyment" of their home. My tenants will be well within their rights to demand a steep rent reduction—or break their lease entirely—due to the relentless noise, dust, and vibration starting at 7:00 AM, six days a week. The developer's desire to fast-track their project should not come at my direct financial expense through lost rental income.

Given the massive 125-metre scale of this build and the months of sandstone excavation ahead, I request that Council enforce even more conservative hours than the standard minimums to protect local residents and property owners:

- **A Later 8:00 AM Start - 4:00 PM Finish for Heavy Noise:** No high-impact noise, rock-breaking, or heavy machinery should be allowed before 8:00 AM or after 4:00 PM on weekdays. A 7:00 AM or even 7:30 AM start right outside bedroom windows is unacceptable.
  Restricting high-impact noise to these hours is a vital measure to mitigate tenant turnover and the severe rental discounting I will otherwise be forced to absorb.
- **Strict Compliance with Saturday Cuts:** Saturday work must strictly finish at the Council's policy limit of 3:30 PM, with a total ban on any heavy excavation or rock-sawing for the entire day on Saturdays to give neighbours a guaranteed weekend break.
- **Mandatory Respite Blocks:** Implement a "3 hours on, 1 hour off" rule for high-impact drilling and hammering during the week, so the street is not subjected to 10 hours of continuous vibration.

As our city and state rightly champions sustainability, I am disheartened by the prospect of demolishing functional residential buildings well before their end of life. Such unnecessary demolition contradicts the very principles the Council and NSW Planning promotes, including reductions in carbon emissions and a commitment to sustainable development, "The greenest building is the one that already exists". Height increases may benefit developers financially, but this should not come at the expense of sustainability or established community values.

Pyrmont is already one of the highest-density areas in Australia, and additional high-rise development would place unsustainable pressure on our local streets, infrastructure, and council services. Traffic congestion, compounded by our narrow streets and bike lanes for cyclist use, would be further strained by an influx of greater resident concentrations and vehicles. This would erode the accessibility and safety of our neighborhood and potentially reverse the positive impacts of recent outstanding council investments in those cycle paths and pedestrian-friendly initiatives.

Thank you for your time and consideration of my comments.

Yours sincerely,



Tim Failes

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

Sent on: Friday, July 3, 2026 10:25:50 AM

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

Subject: Fw: Fwd: D/2026/513

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

Please remove *my email address and my name* for my submission of my comments on the following proposed development. I am a homeowner in the neighbouring Saunders Street in Pyrmont.

D/2026/513

Address

26-38 Saunders Street PYRMONT NSW 2009

Applicant

TM NO.6 PTY LTD

Description

Strata plan consolidation, demolition of existing building, excavation, earthworks, tree removal, and construction of shop-top housing

I would like to submit my *objection* to the following development application. This proposed building is far too tall and too big in scale compared to all the other buildings in the neighbourhood. This building will increase the population in the neighbourhood significantly and will negatively impact current infrastructure and local amenities, given the significantly increased number of residents it will hold. It will also stand out like an eye-sore because it is far too tall, affecting the overall character of the neighbourhood and this could lower the home values of the entire neighbourhood.

Regards
[redacted]

From: Tim Failes <[redacted] on behalf of Tim Failes <[redacted] <Tim Failes <[redacted]

Sent on: Friday, July 3, 2026 9:49:26 AM

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

Subject: Objection to proposed Pyrmont Tower (DA D/2026/513) - Impact on Quarrymaster Drive residents

Attachments: ObjectionCityOfSydney.pdf (185.56 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.

Attention: Ms Alice Spizzo - Central Sydney Planning Committee Member

Dear Ms Spizzo,

As a member of the Central Sydney Planning Committee, you will soon be voting on DA D/2026/513 for the massive redevelopment at 26-38 Saunders Street, Pyrmont. I am the owner of the apartment directly across the road at 22/2-10 Quarrymaster Drive, and I am writing to you directly to urge you to protect our local community and vote against this proposal.

While I understand the strategic push for density, changing a quiet, leafy street from a 24-metre low-rise neighbourhood into an oppressive 125-metre mega-tower zone is completely unreasonable. Worse still, the developer is actively trying to break the rules by demanding a 5.2-metre height breach (RL 140.2 over the RL 135 limit) to fit a private viewing deck and lift overruns on the roof. They do not need a Clause 4.6 variation; they can easily achieve a compliant building simply by removing a floor of apartments.

Furthermore, the developer's proposed construction management plan is highly intrusive and will have a significant financial impact on me. They are attempting to bypass the City of Sydney's standard residential construction hours by starting at 7:00 AM, six days a week. This relentless noise, dust, and vibration right outside my tenants' bedroom windows means I will be hit with immediate rental losses and vacancies.

I have attached my formal submission to this email, which details my total opposition to the project and outlines strict conditions regarding rooftop curfews, opaque privacy screening, and reduced construction hours that must be enforced if this DA proceeds. I ask that you please read my objection and stand up for the long-term residents and ratepayers of Pyrmont when this comes before the committee.

Thank you for your time and your consideration of my submission.

Sincerely,
Tim Failes
[redacted]
Owner of 22/2-10 Quarrymaster Drive, Pyrmont

Tim Failes Email: [redacted]
2 Rudd Street
East Ryde NSW 2113
Australia

Ph: [redacted] Mobile: [redacted]
Fax [redacted]

Tim Failes
2 Rudd Street
East Ryde NSW 2113

29 June 2026

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

Dear Planning assessment unit,

26-38 Saunders Street PYRMONT
"Objection to D/2026/513"

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Pyrmont is already one of the highest-density areas in Australia, and additional high-rise development would place unsustainable pressure on our local streets, infrastructure, and council services. Traffic congestion, compounded by our narrow streets and bike lanes for cyclist use, would be further strained by an influx of greater resident concentrations and vehicles. This would erode the accessibility and safety of our neighborhood and potentially reverse the positive impacts of recent outstanding council investments in those cycle paths and pedestrian-friendly initiatives.

Thank you for your time and consideration of my comments.

Yours sincerely,



Tim Failes

From: <[redacted]

Sent on: Friday, July 3, 2026 10:37:52 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: D_2026_513_Submission.pdf (501.6 KB)

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

Dear Shannon,

Please find attached a submission with respect to D/2026/513.

Best regards,

Mark and Carmen Gordon.

[redacted]

Submission in Response to D/2026/513 – Mark and Carmen Gordon, Unit B11, 40 Saunders Street Pyrmont, NSW, 2009.

Submission regarding redevelopment plans for 26-38 Saunders Street, Pyrmont, NSW, 2009 - D/2026/513.

Mark and Carmen Gordon
Unit B11, 40 Saunders Street,
Pyrmont NSW, 2009

Introduction and Summary.

We are writing in response to the recently updated DA for the redevelopment of the "Venetian" building, situated at 26-38 Saunders Street Pyrmont, NSW, 2009.

This follows on to a previous application that we wrote in late 2024, in response to the redevelopment plans of the Saunders Precinct, part of the Pyrmont Saunders Strategic Review.

The Saunders Precinct is a relatively quiet pocket of Pyrmont, largely low to mid rise to 8 levels, except for the unobtrusive Bayview Towers at 120 Saunders Street, which is 18 levels high.

For truck traffic, it has one effective exit, Quarrymaster Drive onto Bank Street. Saunders Street out to Miller Street has been narrowed by a bicycle lane, and is not really suitable for heavy, or wide traffic.

The plans are to demolish the existing six level building, .and build a 38 story largely residential tower, including a site-wide six story podium on the block.

We are opposing this redevelopment, with reasons given below, and we would appreciate that consideration be given to our submission.

Regards,

Mark and Carmen Gordon.

Reasons Behind Our Opposition

Is This Block Really Needed?

We understand the need for more housing, and particularly lower cost residences; however, the developer and architect have stated that the building will include luxury units, with an increased number of three-bedroom units from previous plans.

The proposed development will include 175 apartments, 112 more than the current 63 apartments in the block. Given that there are approximately 7,000 dwellings currently in Pyrmont, the addition of 112 constitutes only a 1.6% increase for the suburb. This is hardly sufficient to increase potential users of the upcoming Metro, one of the reasons slated for building new dwellings in Pyrmont. And being luxury apartments, will the new residents be the type to regularly use the Metro?

Pyrmont already has a large stock of luxury apartments, so again these would not be needed.

Various articles have described the current block as aging and run-down – it is neither. It is close to 25 years old, which should not be considered as old, and is kept in good condition.

Submission in Response to D/2026/513 – Mark and Carmen Gordon, Unit B11, 40 Saunders Street Pyrmont, NSW, 2009.

Out of Character with the Neighbourhood

Given the generally low to mid-rise nature of the area, a 38-story building will not match the neighbourhood and will stand out like the proverbial sore thumb. This shows up clearly on the developer's and architects' renditions.

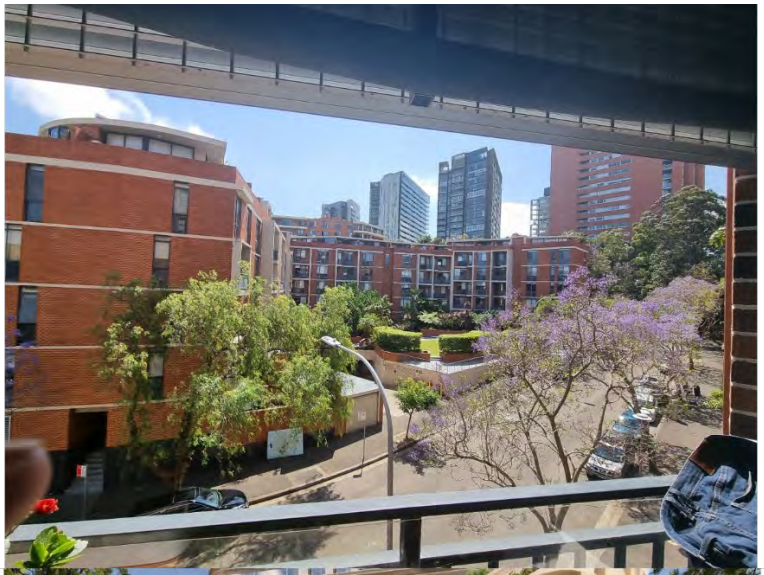
Grown by Stealth

The size of the planned redevelopment has grown from 33 levels to 38 levels over the strategic planning and DA application process, whilst decreasing the number of apartments. This seems to be a rather sneaky way of doing things.

Will "Crowd Out" the Eastern Side of Quarrymaster Drive.

The images below show the current (top) and proposed (bottom) eastern facades of the block in Question. The top one is taken from our balcony, looking west, and the bottom one from further up the street, looking southwest.

At current, there is a large, planted area within the block, which gives quite an open and spacious feeling to the area – this will be closed off with the proposed development.





Loss of Amenity and Enjoyment During Construction

As you would appreciate, this is a relatively quiet area, which will be impacted severely by the planned demolition and following construction, which will last for two to three years. Many of the residents in the area are long term, and now close to or at retirement age, or else have young families. The works also may negatively affect existing property values.

Construction effects will include noise and heavy traffic movements throughout the day, a time when many of the older people may be at home. This will probably be exacerbated during the demolition of the existing building, with the use of jackhammers and heavy demolition machinery, and the loading of rubble into trucks.

In our apartments, two bedrooms face the proposed works, with one used by my elderly grandmother in law.

This may be exacerbated by the potential future redevelopment of the buildings on the southern side of Saunders Street, including Channel 10.

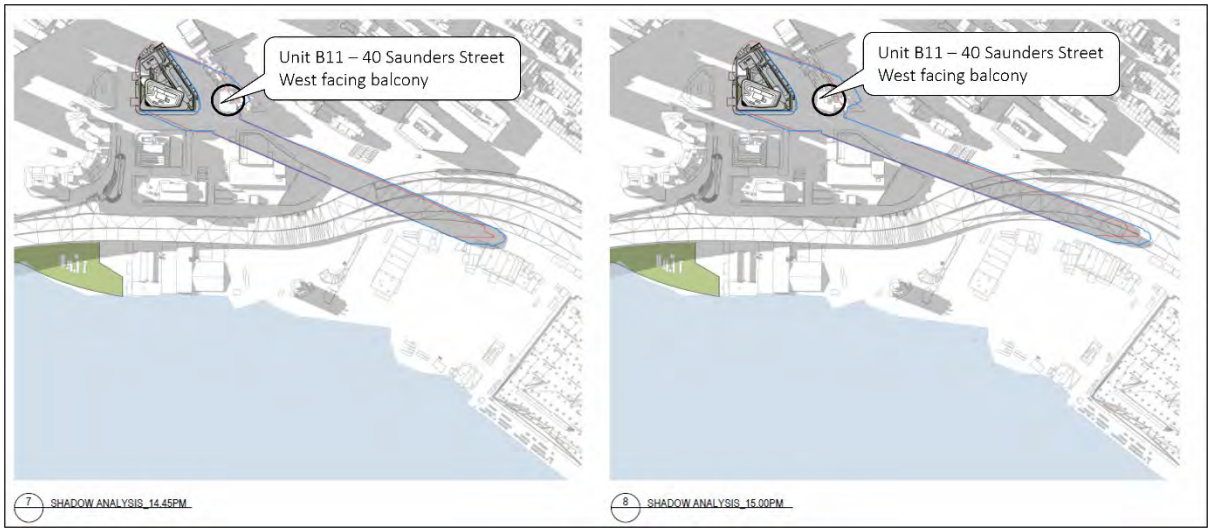
Loss of Amenity – After Completion

This mainly relates to the enjoyment of our apartment, with one bedroom and balcony facing the proposed redevelopment across Quarrymaster Drive – see the above photos for the outlook, which will change from one overlooking gardens to a building wall.

A second consideration here is shading. This side of the apartment gets very good afternoon sun, which in Winter adds warmth, and negates the need to use heating. We can manage summer sun using blinds. The balcony is a very pleasant place to sit in the afternoon.

The figures below show the shade diagrams from the DA, annotated with the location of our Level 4 apartment.

As is clear, the proposed redevelopment will shade our apartment during parts of the afternoon. This includes both from the podium, and the tower. This will decrease the amenity of our apartment.



On the neutral side, we do not see increased residents traffic as a particular issue – the proposed redevelopment may add 20% to the number of apartments in the precinct. Also, with regards to us, the planned vehicle entry is on the western side of the Quarrymaster Drive loop.

From: Soo-Keat Lim < on behalf of Soo-Keat Lim < <Soo-Keat Lim <

Sent on: Friday, July 3, 2026 9:46:28 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

This area does not need any large scale residential development like this one as it is getting quite congested. A smaller scale redevelopment of the site of about 8 stories is more appropriate.

From: [redacted] on behalf of [redacted]

Sent on: Friday, July 3, 2026 11:19:49 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Objection to Development Application 2694885

I object to the proposed development.

My concerns relate to the height, scale and bulk of the building and its relationship with the surrounding residential area.

The site is at a significantly lower ground level than nearby residential properties in Jackson's Landing. The building will appear highly prominent within Pyrmont and surrounding suburbs. The impact will be more prominent for residences and open spaces adjacent to the development site.

The proposal does not complement the height and scale of surrounding buildings and will appear visually dominant.

There are likely to be impacts on residential amenity, including reduced sunlight to nearby properties and outdoor areas, and potential privacy impacts due to the design and size. The quiet enjoyment and outlook currently enjoyed by nearby and surrounding residential buildings and public spaces will also be significantly affected.

The increase in residential population is likely to place additional pressure on already limited outdoor recreational and open space in the surrounding area and also on infrastructure. The current site enjoys open space within the property boundaries, whereas the proposed development does not appear to have any open space for residents.

The demolition of the existing building also raises sustainability considerations. Retaining and adapting existing buildings can often be a more resource efficient outcome.

There is also potential for increased traffic, parking demands and pedestrian activity in the surrounding streets.

For these reasons, I request that Council carefully consider whether the height and overall size of the building are appropriate for the site and suburb and whether a reduction in scale and a more gradual change in building height and size would better integrate the development with the surrounding area.

Please do not publish my personal details.

Regards



From: Dan Brindle <[redacted] on behalf of Dan Brindle <[redacted] <Dan Brindle <[redacted]

Sent on: Friday, July 3, 2026 11:32:16 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: Submission D_2026_513 - 26_38 Saunders Street Pyrmont.pdf (6.62 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.

Shannon,

Submission attached.

Dan Brindle | Director

BBC CONSULTING PLANNERS

[redacted]
Level 2, 22-36 Mountain Street, BROADWAY NSW 2007
PO Box 438, BROADWAY NSW 2007
bbcplanners.com.au
[redacted]

3 July 2026 DB:26-119

Chief Executive Officer
City of Sydney Council
GPO Box 1591
Sydney 2001

Dear Madam,

Submission to D/2026/513 for demolition of existing building, excavation, earthworks, tree removal, and construction of shop-top housing at 26-38 Saunders Street Pyrmont NSW 2009

1. Introduction

This submission has been prepared on behalf of the owners corporations of the following strata plans:

- Strata Plan 61091 – "Tara" at 2-10 Quarry Master Drive (66 Lots);
- Strata Plan 46801 - "122 Saunders Street Pyrmont" at 120 Saunders Street (111 Lots); and
- Strata Plan 47754 – "120 Saunders Street Pyrmont" at 120 Saunders Street (139 Lots).

These properties comprise 316 apartments which are home to approximately 1,000 residents.

The owners corporations object to the proposed development on the following grounds.

2. Exhibition of the DA is premature

At its meeting in October 2025, Council resolved to approve the Amended Planning Proposal – Ultimo Pyrmont and request the relevant local plan making authority make the planning proposal as a Local Environmental Plan under section 3.36 of the Environmental Planning and Assessment Act 1979. Council also approve *Amended Draft Sydney Development Control Plan – Ultimo Pyrmont* to come into effect on the date of publication of the local environmental plan. The amending local environmental plan has not been made and the amendments to the DCP have not come into force.

In circumstances where the Council is not the local plan making authority, it is considered premature to notify the development application in advance of certainty as to the final form of the planning proposal currently with the Planning Secretary and plan making authority and is subject to changes to the terms of the planning proposal.

3. Podium Height

The 9/10 storey podium height on the northern and north western façade is objected to. The podium height should be retained at 5 storeys, consistent with the existing building podium height.

This podium element is inconsistent with the "site specific" DCP provisions and the urban design studies on which these provisions are based. This non-compliance is in part justified in the Statement of Environmental Effects accompanying the development application as being a consequence of the sculpting of the northern edge of the building to provide an outdoor area notwithstanding that this is a specific requirement of the place strategy urban design studies to provide more public open space on the northern corner of Quarry Master Drive opposite Carmichael Park as indicated in the below diagram.



Figure 1 Open Space Network (source: Pyrmont Peninsula Place Strategy Urban Design Report Vol. 3 Sub-precinct Master Planning Hassell 29 July 2022)

The proposed 9/10 storey podium element of the development dominates the corner open space of Carmichael Park, is higher than and dominates the cliff face and prevents views to the cliff line important for wayfinding and interpretation. Further it blocks views from the cliff top which is an important element of the public domain and encloses Carmichael Park with an overbearing structure.

It has an adverse impact on views from private property and also on views from the Cliff Walk and McCaffery's Hill to the Anzac Bridge east and west pylons and beyond.

The views from Cliff Walk are on the view line from Union Square (view line 6 in **Figure 2**).



Figure 2 Primary Views (source: Pyrmont Peninsula Place Strategy Urban Design Report Vol. 3 Sub-precinct Master Planning Hassell 29 July 2022)

Because any sense of a relationship between the height of the tower element and the top of the Anzac Bridge pylons has been lost with the proposed RL140m building height (see **Figure 3**), some of the floor space lost as a result of the podium height reduction to 5 storeys could potentially be offset by some increase in the height of the tower.

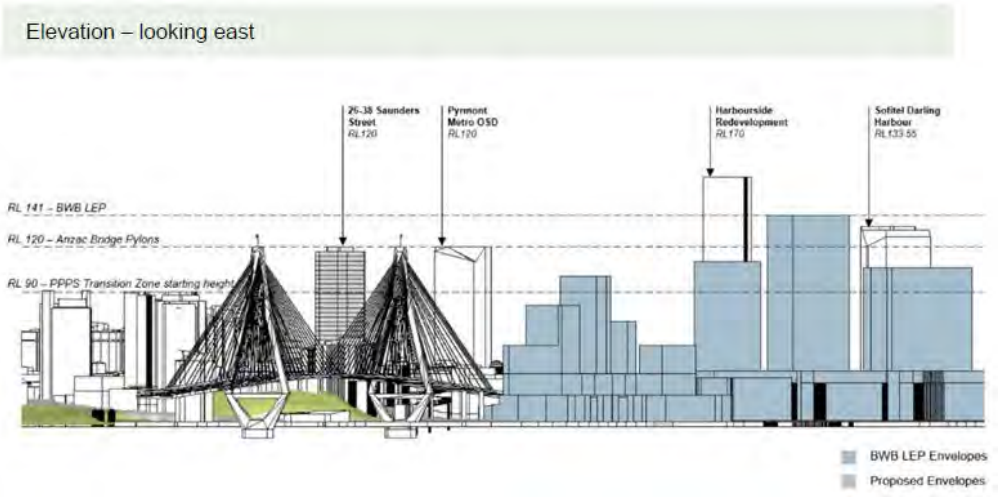
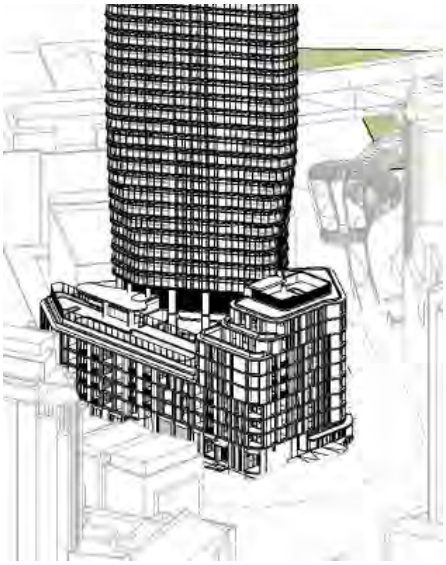
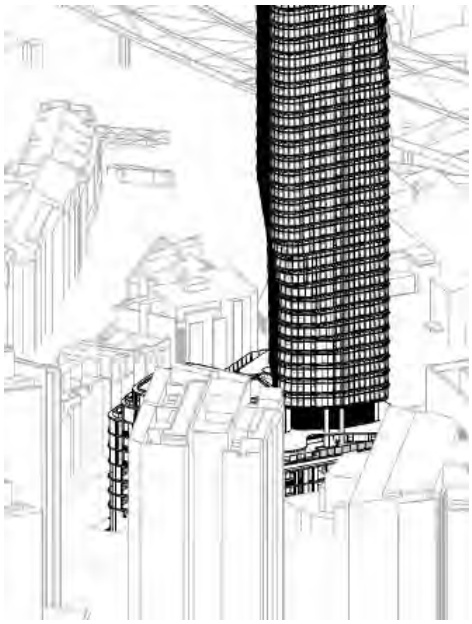


Figure 3: Elevation (source Ultimo Pyrmont Urban Design Study)

A reduction of the podium height from 9/10 storeys to 5 storeys (existing situation) would improve solar access to Quarry Master Drive (west) between 9.00am and 10.00am as shown in the following diagram indicating the shadow from the 9 storey podium element onto Quarry Master Drive (west) at 9.30am mid-winter.



Similarly a reduction in the 9/10 storey podium element to 5 storeys would reduce overshadowing to the City West Housing Authority development at 14 Quarry Master Drive (west) at 2.30pm as indicated in the following diagram:



As indicated below, the reduction in the height of the podium to 5 storeys consistent with the existing podium height would likely improve wind conditions and glare impacts.

In summary, the 9/10 storey podium element is objected to because:

- It is inconsistent with the “site specific” DCP provisions and cannot be justified;

- It dominates the corner open space of Carmichael Park and encloses Carmichael Park with an overbearing structure;
- It is higher than and dominates the cliff face and prevents views to the cliff line important for wayfinding and interpretation;
- It blocks views from the cliff top which is an important element of the public domain;
- It has an adverse impact on views from private property and also on views from the Cliff Walk and McCaffery's Hill to the Anzac Bridge east and west pylons and beyond;
- It has an adverse impact on shadows on Quarry Master Drive and on the western façade of buildings at 14 and 14A Quarry Master Drive; and
- It results in apartments with poor amenity due to wind conditions.

4. Loss of Views

The development application does not include any visual or view impact assessment. Given the height of the podium and tower elements, this omission should be rectified and the application re-exhibited. The owners corporations have undertaken a limited view impact assessment in the time available the purpose of which is to point out that the development has significant impact on views from the public and private domains and that the impact of the development on views should be fully investigated by the applicant and the results made available for comment.

The apartments within the Strata Plan 61091 – "Tara" at 2-10 Quarry Master Drive (66 Lots) and Strata Plan 46801 - "122 Saunders Street Pyrmont" at 120 Saunders Street (111Lots) enjoy panoramic city skyline views including of Sydney Harbour Bridge.

The owners corporations have identified that:

- 11 apartments in Tara at levels 6-9 are likely to experience significant loss of valuable views and a further 23 apartments (levels 0-5) will experience view amenity impacts; and
- 36 apartments at 122 Saunders at levels 10-18 are likely to experience significant loss of valuable views and a further 20 apartments (levels 5-9)) will experience view amenity impacts.

The view impact assessment contained in **Appendix 1** has been prepared by Digital Line, a 3D architectural visualisation company. The impact assessment is only of private views from 2 representative apartments in Tara and at 122 Saunders St and 2 public view locations. Two images from each viewpoint are shown – one with the proposed development and the other with a compliant podium height. These are some representative views from surrounding buildings and public spaces at the Knoll and the Cliff Walk. . As identified above, they are not the only views affected and significant impacts on private views are anticipated at 47 apartments.

The following comments are provided on the view impacts depicted in the photomontages at Appendix 1.

View 1 – Cliff Walk looking west:

There would be significant loss of iconic public views of the Anzac Bridge pylons from this walkway. As you walk further to the west the views of the pylons are likely to be blocked by the non-compliant 9/10 storey podium (just coming into view in this image) as well as the tower. The podium of the development should be no higher than the existing podium height.



View 2 View from the Knoll:

There would be significant loss of iconic public views of the city skyline as a result of the non-compliant 9/10 storey podium as well as the tower. The podium of the development should be no higher than the existing podium height.



View 3 - Level 8, 2-10 Quarry Master Drive:

There would be significant loss of iconic views of the Sydney skyline from at least 11 units in this building caused by the non-compliant 9/10 storey podium building and the tower. The podium of the development should be no higher than the existing podium height.



View 4 - Level 9, 2-10 Quarry Master Drive:

There would be significant loss of iconic views of the Sydney skyline from at least 11 units in this building caused by the non-compliant 9/10 storey podium building and the tower. The podium of the development should be no higher than the existing podium height.



View 5 - Level 15, 122 Saunders Street:

There would be significant loss of iconic views of the city skyline from the tower and the non-compliant 9/10 storey podium. Level 15 is towards the top of this building. Views from the same apartments on lower levels of the Sydney Harbour Bridge and Crown Building would be lost as a result of the non-compliant 9/10 storey podium. The podium of the development should be no higher than the existing podium height.



View 6 - Level 17, 122 Saunders Street:

There would be loss of views of the city skyline resulting from the tower and the non-compliant 9/10 storey podium. Level 17 is near the top of this building. Views from apartments on lower levels would be impacted by the non-compliant 9/10 storey podium. The podium of the development should be no higher than the existing podium height.



5. Traffic

Objection is raised to location of vehicular access points to the building. The DA shows separate vehicular access points for car parking and loading from Quarry Master Drive immediately to the north of its intersection with Saunders Street. This is opposite the entrance to Tara at 2-10 Quarry Master Drive and close to the adjacent entry to 120-122 Saunders Street which is at the intersection of Saunders Street and Quarry Master Drive. These developments contain 376 car parking spaces for 316 units.

Garbage collection occurs from the street adjacent to the driveways to 2-10 Quarry Master Drive and 120-122 Saunders Street.

The proposed car park entry is 2.5m from the intersection with Saunders Street, about 3.5 metres from a cycle path on Saunders Street, about 20 metres from the entry to the bike ramp to Anzac Bridge. The entry to the loading area and turntable is to the north of the car park entry and immediately adjacent to the proposed through site link.

The active transport and pedestrian ramp from the Anzac Street discharges to Quarry Master Drive near the driveway to 120-122 Saunders Street and connects to the bike path on the diagonally opposite corner with Saunders Street.

The intersection of Saunders Street and Quarry Master Drive (west) would be the focal point for:

- Adjoining and adjacent driveways to basement parking for 566 cars and 491 dwellings in total;
- The confluence of bike paths from the Anzac Bridge connecting with the bike lane on the northern side of Saunders Street with significant increase in active and pedestrian transport movement across the Anzac Bridge expected from urban renewal of the Bays West Precinct and Pyrmont;
- Garbage collection vehicles parking adjacent to driveways to existing buildings;
- Increased pedestrian movement through the site resulting from the proposed through site links connecting with the existing off street pedestrian network to Jones Street Pocket Park and Carmichael Park.

The traffic and safety impacts of this confluence of multi-modal traffic significantly accentuated by the development has not been assessed in the transport impact assessment accompanying the development application.

Whilst is it acknowledged that the draft DCP amendment identifies the western side of Quarry Master Drive as the preferred location for vehicular access to the site, this access point does not appear to have been subjected to any detailed analysis or consideration of suitability.

It is submitted that the vehicular access to the site should be from Quarry Master Drive (east) at a location similar to the existing, and only, vehicular access point to the site. The benefits of this location are as follows:

- It is to the south of the pedestrian link across the light rail cutting connecting with Jones Street Pocket Park and with the through site link in the development thus resulting in an improved and safer pedestrian environment;
- It avoids potential conflicts in cars, garbage vehicles, delivery vehicles, bikes and pedestrian movements at the intersection of Quarry Master Drive and Saunders Street (west);
- It shares the distribution of traffic across both arms of Quarry Master Drive;
- It would act to reduce vehicular movement around the northern corner of Quarry Master Drive enhancing the role of this area as part of the open space network.

Council should request the applicant to change the vehicular access arrangements to the site so that all vehicular access is at the existing access point on Quarry Master Drive (east).

6. Wind

Inadequate consideration of impacts on pedestrian amenity

Wind channelling occurs from southerly winds along Quarry Master Drive from the direction of Bank Street between existing buildings. This is shown from the Pedestrian Wind Assessment submitted with the applications showing windy conditions along Quarry Master Drive and

Saunders Street (**Figure 4**). This assessment is inadequate in that it does not show existing conditions in terms of wind speeds at ground level against which the impacts of the development can be assessed. Residents with local knowledge of wind conditions suggest that the wind tunnelling effect along Quarry Master Drive will worsen with the development. This assessment of the changes to wind conditions at a number of locations on the surrounding streets and public places should be undertaken prior to the application being considered and determined.

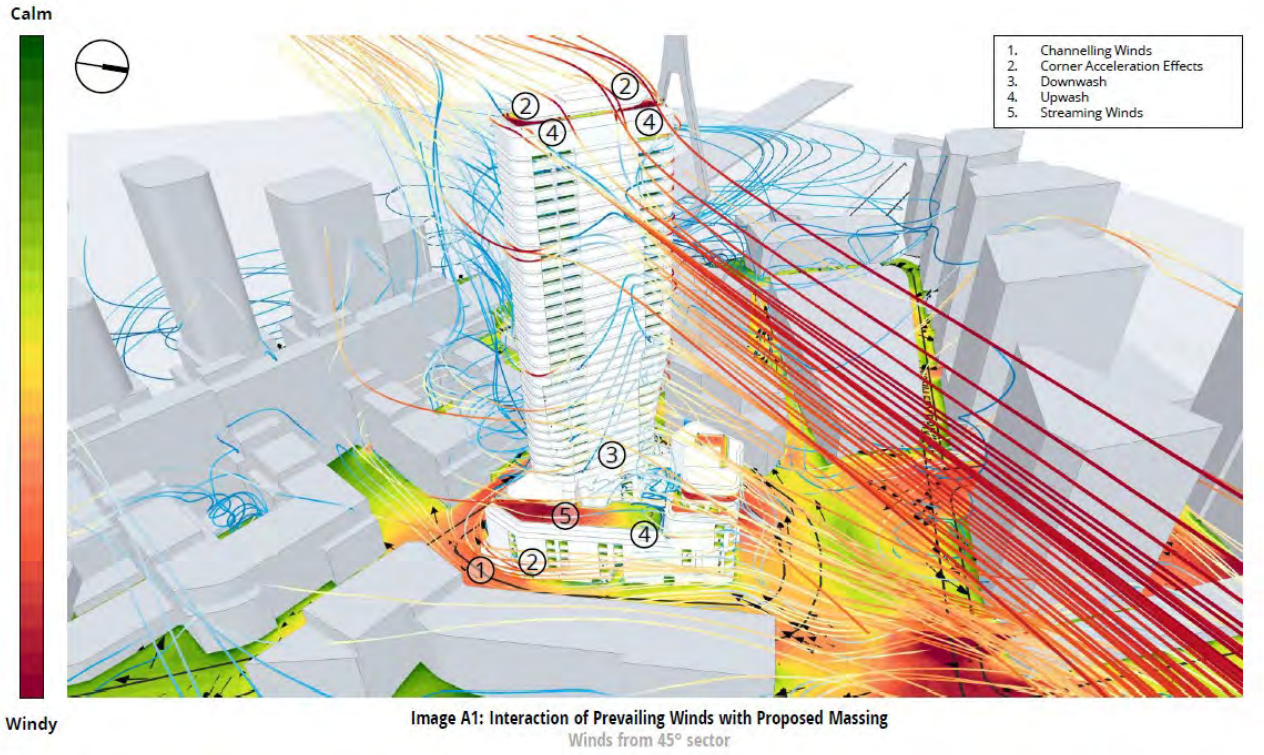


Figure 4: Extract from Appendix A of the Pedestrian Wind Assessment

Impacts on private balconies

The results in Section 5 of the Pedestrian Wind Assessment indicate unpleasant conditions for sitting on the northern balconies of the upper levels 6 to 9 of the podium that are difficult to mitigate (Figure 5). This provides another reason for the podium to be restricted to 5 to 6 storeys.



Figure 5: Wind Comfort

Wind analysis inadequate

The wind analysis fails to consider impacts on private balconies of existing buildings on Quarry Master Drive. This analysis should be undertaken to determine impacts on the amenity of residents of existing dwellings.

This analysis should model the impacts of the development at a number of identified locations and present the results of the modelling in tabular and graphic form comparing the existing situation with the proposed development with and without mitigation measures. The modelling should include private balconies and communal open space of surrounding buildings and various locations on Quarry Master Drive and Saunders Street.

7. Reflectivity

The reflectivity analysis accompanying the development application does not consider the impacts of uncomfortable or hazardous glare that could affect the use and enjoyment of balconies or the internal amenity in neighbouring dwellings.

The analysis notes that buildings at 2-10 Quarry Master Drive and 120-122 Saunders Street are obstructions to glare at some of the considered receptors (**Figure 6**).



Figure 6: Adverse Reflections Façade Obstructions – Existing Development

In blocking glare, it is logical to assume that these buildings would be subject to glare. An assessment of such glare has not been undertaken.

It is noted that the 9/10 storey podium element of the development creates glare to Tambua Street which requires amelioration. This glare would not be an issue if the podium was retained at 5 storeys to match the existing street frontage height.

The tall building elements of the development have extensive glazing and curved facades that can focus reflected sunlight. The impacts on private balconies and common open spaces should be assessed and mitigation measures implemented as required.

8. Deep Soil and boundary setbacks

The architectural drawings do not show sufficient detail of the ground plane and relationships to existing street levels. The sections are difficult to interpret and appear to indicate no landscaped deep soil zones to Quarry Master Drive as indicated on the below extract of an east west section. The location of this section is not shown on the drawings (**Figure 7**).

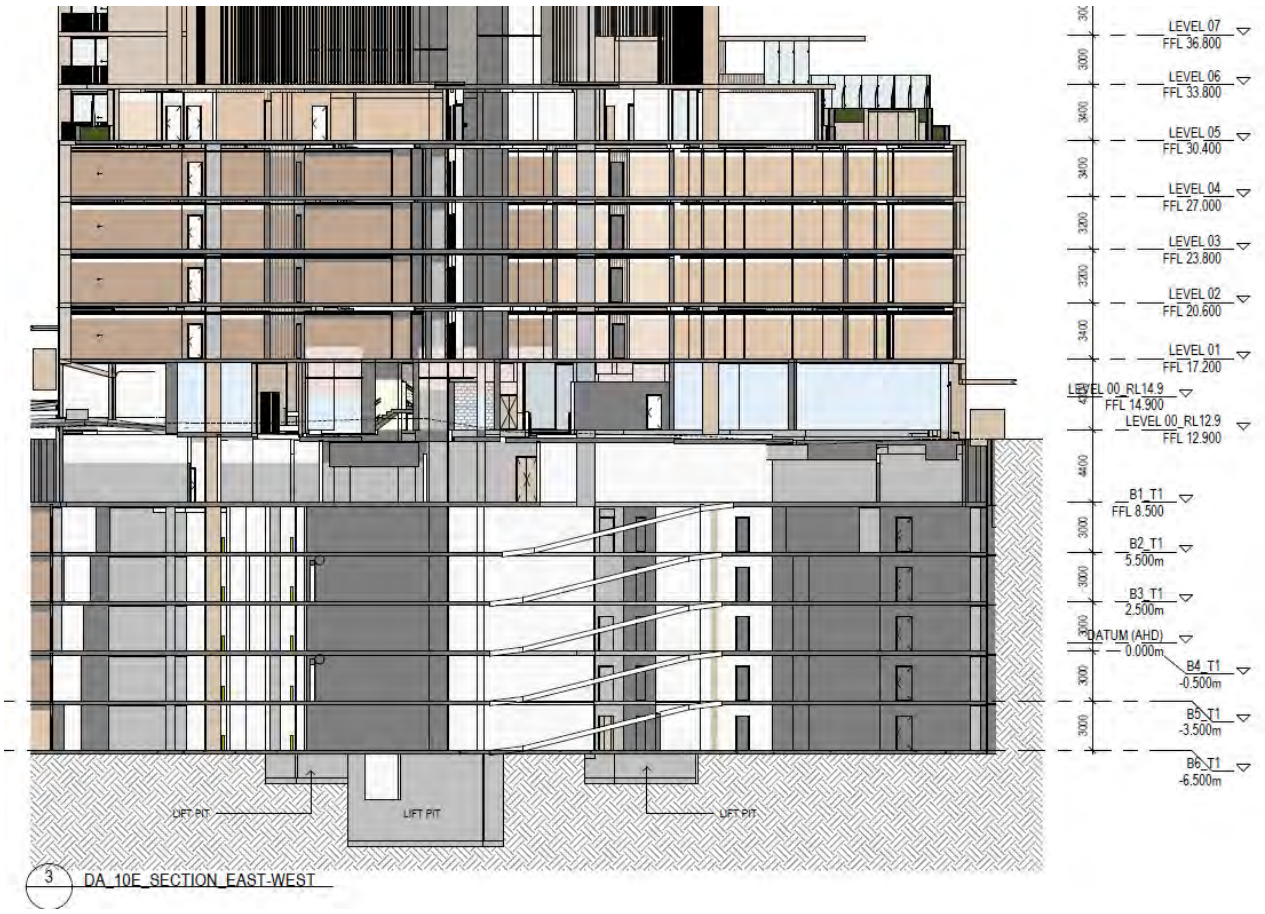


Figure 7: East-West Section (unknown location)

The civil drawing accompanying the application show the proposed excavation to within about 200mm of the boundaries to Quarry Master Drive.

The landscape drawings show schematics of the planting areas within the 3 metre setback to Quarry Master Drive but this is not indicated on the architectural or civil drawings. Detailed sections of the ground level and basement level conditions should be prepared to confirm the extent and dimensions of the soil areas. It is noted that the extent of basement excavation results in very little deep soil planting with all deep planting being above structure.

The provision of deep soil setbacks of 3 metres from the Quarry Master Drive boundaries is a key element of the urban design framework of the place strategy and the planning proposal and DCP provisions. The architectural drawings should be amended to clearly indicate the design response to this element of the future public domain.

9. Geotechnical Considerations

The geotechnical report accompanying the development application indicate the need for hydraulic hammering to excavate the sandstone. The excavation work will occur within 18 metres of residential properties on Quarry Master Drive. Based on Table 8 of the geotechnical report accompanying the development application, the proximity of the excavation is less than a safe working distance from residential properties that may be subject to building damage and annoyance unless the use of the hydraulic hammers are restricted to limited periods.

This highlights the important need for a detailed construction management plan including construction noise and vibration management plan with appropriate respite periods taking into consideration the proximity of a large number of residents and current work from home practices. Furthermore, detailed dilapidation reports would be essential on all surrounding buildings.

Council is also requested to confirm, based on experience at other locations, whether more consideration should be given to harvesting the strong and intact sandstone as a construction resource.

It is requested that the assessment deficiencies identified in this submission should be rectified and the development application renotified once the planning controls are finalised.

Yours faithfully

BBC Consulting Planners



Dan Brindle
Director

APPENDIX 1 – VIEW ANALYSIS

View 1 - Pyrmont Cliff Walk looking west





View 2 – Knoll Looking South East

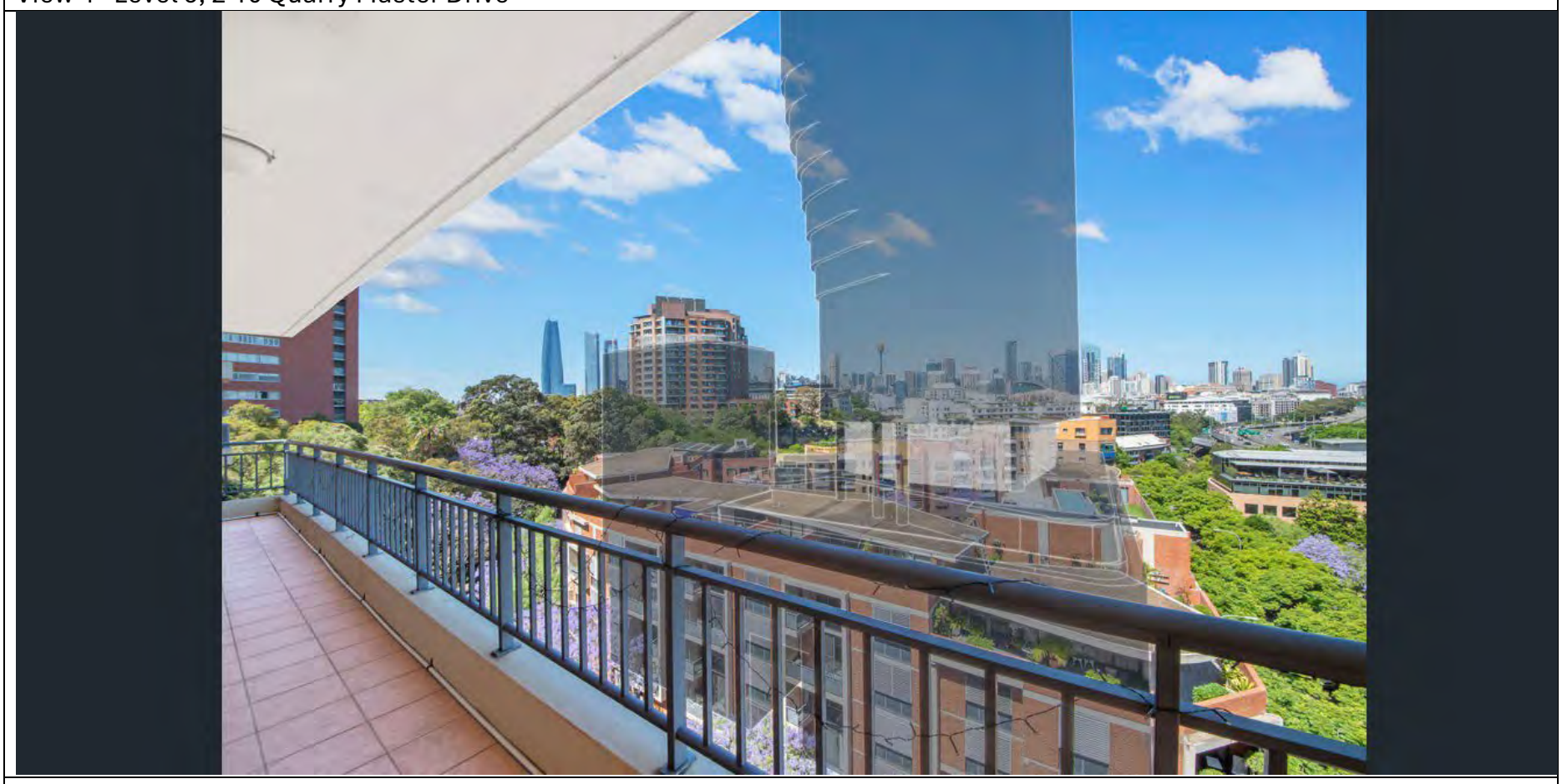




View 3 Level 8, 2-20 Quarry Master Drive



View 4 - Level 9, 2-10 Quarry Master Drive





View 5 - Level 15, 122 Saunders Street





View 6 – Level 17, 122 Saunders Street Looking North East



Digital Line Pty Ltd
Mob.
Ph.
web: www.digitalline.com.au
e-mail:
ABN 79 085 185 833 PO Box 860, Neutral Bay, NSW, 2089

Att: Dan Brindle
BBC Consulting Planners

Re: 26-38 Saunders Street, Pyrmont, NSW, 2009

03/07/2026

Dear Dan,

The photomontages provided for the view loss study at 26-38 Saunders Street, Pyrmont, NSW, 2009, were prepared utilizing the latest technology and the following methodology:

1. Digital Line Pty Ltd was created in Sydney, NSW in November 1998. The company creates 3D computer generated graphics, including photomontages for the analysis of visual impacts of Development Applications.

2. Photomontages created by Digital Line have been successfully used by our clients in Randwick, Woollahra, Waverley and other NSW councils.
In 2009 and in 2013, Digital Line was announced as a winner of the tender for the preferred supplier of DA photomontages for Randwick City Council.

3. For creating photomontages Digital Line Pty Ltd uses uses specialized software Autodesk® 3ds Max 2022. Software is licensed and registered with Autodesk®, S/N 302-08488186.

4. We use the "Camera Match utility" for creating the photomontages:

4.1. The following input information was used for creating the photomontages:
- High resolution digital photograph of the site, taken from each viewing place.
- Architectural plans and elevations in DWG format.
- Certified survey plans.

4.2. The Camera Match utility uses a bitmap background photo and five or more special "CamPoint" objects to create or modify a camera match so that its position, orientation, and field-of-view matches that of the camera that originally created the photo.

4.3. An accurate 3d model is created from the architectural drawings and this is then superimposed on the original photograph.

4.4. After determining the position of the camera match we check accuracy by comparing the photograph and 3d model with existing objects (such as height poles, buildings, trees, light rail poles and other objects, the locations and heights of which can be derived from survey data).

4.5. For a detailed explanation of the processes involved, please call Digital Line Pty Ltd.

5. The "Camera Match utility" remains a trusted and accurate standard for creating images used in the preparation of photomontages.

Sincerely yours,

Leonid Medvedskiy
Director

From: Maree Alcorn <[redacted] on behalf of Maree Alcorn <[redacted] <Maree Alcorn <[redacted]

Sent on: Friday, July 3, 2026 10:45:09 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

Shannon,
If refer to the following DA:
https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2694885

I reside in the building next door i.e. 36/2-10 Quarry Master Drive Drive (SP61091) known as "TARA". I have been an owner since 2010 and have enjoyed living in this peaceful location, fully intending to retire here in the near future.

Please take the time to listen to the local residents, not just the litigious developer.

LOSS OF AMENITY
- I work from home as do other residents. Work From Home has become the norm for many. It will be impossible to work from home during 3 years of excavation and construction.
- The sandstone cliff-face is a natural amphi-theatre. This means all noise is reverberated back on to our building, this is true even during minor council works in Quarry Master Drive.
- Our home will be unlivable 6 days a week.
- We will be unable to enjoy our balcony which is currently an oasis at the rear of TARA. Nor will we be able to air washing due to dust etc

EXCAVATION
- I am concerned about potential damage to TARA caused by the proposed excavation going down 6-9 levels for the car park/foundations. What provisions are made for TARA (SP61091) to be compensated for any damage caused such as cracking?

MENTAL HEALTH
- the impact of constant noise and lack of sleep is very detrimental to the mental health of human beings. This is well known. Where is the assessment of the impact to HUMAN residents in surrounding buildings?
- Living next to ongoing sandstone excavation will be impossible due to NOISE levels (I have lived next to that before in Scott St and had to move house ...you go insane)

DRIVEWAY POSITION
- Inappropriate position of the driveway on SW corner, proposed to be moved to exactly opposite the existing driveways of 2-10 Quarry Master Drive (Tara) and 120/122 Saunders Street buildings. This will create a bottleneck in a small suburban street. This must be reviewed and amended. Note: the original proposal was entry and exit on opposite side

OVERSHADOWING /SOLAR IMPACT / TELECOMMS
- The locality is within a QUARRY. At the rear of TARA, 4th floor (below cliff level), the light we get today comes over the cliff onto the Saunders Cliff-Face pocket park wall and is reflected back INTO our apartments at the rear of TARA. I am concerned the position of the HUGE tower will block the small amount of light we do receive. Our afternoon light is already blocked by the large towers in Jackson's Landing most of the afternoon.
- we may be unable to proceed with plans to install rooftop solar to reduce our building's energy bills
- What study of light deprivation and assessment of overshadowing impacts for NEIGHBOURING buildings has been provided this DA? We need to see exactly how this will impact available light to TARA, both front and rear aspects
- telecommunications is already poor in the Quarry. Many people need to use their phones near the window or on their

Balconies, depending on their provider. We do not accept MORE OVERSHADOWING.

TRAFFIC GRIDLOCK/CONGESTION/PARKING:
- Saunders Street is now a ludicrous ONE-LANE street while servicing two-way traffic. This has created a lot of confusion, congestion and minor traffic incidents.
- I am concerned that the obvious traffic gridlock caused by constant roadblocks for trucks, cranes, workers and deliveries will prevent us being able to enter/exit our property with any sense of normality
- This is a MAJOR concern for me personally as I attend various medical appointments. We request guaranteed EASE OF ACCESS to our property and out to Miller and Bank Streets now and in the future.
- The location is a SMALL cul-de-sac making it NOT appropriate for major construction or to house hundreds more resident cars, commercial vehicles and visitors. Street Parking is already limited

NOT GREEN
- I object to demolishing a viable 25 year old building. This is against GREEN policy and concepts

PROPERTY VALUE
- I am concerned that TARA property values will drop and that it will become a low rent prospect for the foreseeable future due to construction, loss of light and amenity
Note: our strata committee has worked tirelessly over many years to improve the ambience and quality of our building for the benefit of residents. Turning it into a "low-rent urban construction zone ghetto" is abhorrent to us all.

HOUSING CRISIS
- building expensive luxury apartments with views over Sydney is NOT fixing the housing crisis which is a multi-faceted problem which needs greater focus other than supporting greedy developers.

OVER POPULATION / OVERDEVELOPMENT (lack of services)
- Pyrmont is already amongst the most densely populated suburbs in Australia.
- Pyrmont is a peninsula. Traffic Gridlock already exists due to the geography
- Transport - it is already impossible to get on the 389 bus in peak hour, hopeful passengers are left standing. The Metro will be packed by the time it gets to Pyrmont, as the buses and Lightrail are today. The Metro is not a panacea - it is just an expensive infrastructure project designed to service OTHER communities
- Pyrmont has NO police station and very little police presence
- Large Supermarkets, Delis, Hardware, Nursery, Butcher ....these Basic Amenities are already lacking
- Medical appointments are already difficult to obtain when you need them
- The attractive village feel and supportive community vibe is very much at risk by proposed over development
- Pyrmont is not the industrial wasteland it was during its original development of residential towers. It is a community of many thousands whose lives and mental health will be severely disrupted by this proposed overdevelopment

SIZE IS UNACCEPTABLE
- Increased in size despite initial objections to Council in 2024 (Ref X101016.005) the proposal is now for an even taller building (4 storeys). These objections still stand so the development proposed is even more impactful
- Is the council only listening to developers? What about your existing residents?
Speaking of developers, Pyrmont local hearsay has it that Toohey Miller infiltrated the Venetian strata and bought up properties so as to meet the quota. Why is this behaviour still acceptable in Sydney?

regards,
Maree Alcorn
Owner 36/2-10 Quarry Master Drive, Pyrmont (TARA)

From: Catherine Williams <[redacted] on behalf of Catherine Williams <[redacted] <Catherine Williams <[redacted]

Sent on: Friday, July 3, 2026 11:32:41 AM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Megan Williams <[redacted]

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: Objection to the Pyrmont Planning Proposal 0307.docx (20.5 KB)

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Submission: Objection to Pyrmont Planning Proposal

Executive Summary

This submission raises significant concerns regarding the proposed development in relation to residential amenity, environmental impacts, traffic congestion, road safety, financial impacts on existing property owners, and the cumulative effects of ongoing densification within the Pyrmont precinct. While the need for additional housing supply is acknowledged, the scale, proximity and configuration of the proposed development would result in substantial and prolonged adverse impacts on existing residents of the Tara building and adjacent communities. It is respectfully requested that Council give full and direct consideration to the matters raised in this submission, including the lived experience of residents and the evidence provided in the applicant's own technical assessments, to ensure all community concerns are appropriately and transparently assessed in the decision-making process.

Introduction

While I acknowledge the need to increase housing supply within Sydney, I have significant concerns regarding the proposed development and its impacts on existing residents of the Tara building and the surrounding Pyrmont precinct.
This submission focuses on the likely impacts on residential amenity, health and wellbeing, traffic and safety, financial impacts, and the adequacy of alternative development opportunities within the broader area.

Disturbance and Loss of Amenity

The proposal does not adequately recognise the substantial disruption that would be imposed on existing residents during demolition and construction.
The assessment appears to rely on standard planning controls to manage noise, dust and construction impacts. However, lived experience in this precinct demonstrates that such measures do not fully mitigate disruption. During the recent lighting upgrade, residents experienced approximately five months of noise, altered traffic arrangements, early morning site activity from 6.00am, and ongoing inconvenience. While contractors were professional and cooperative, the project still had a significant impact on daily living.
A full-scale demolition and redevelopment would be of a far greater magnitude and duration.

Noise, Dust and Environmental Impacts

The Tara building already experiences elevated ambient noise levels, with sound amplified by surrounding built form and the adjacent cliff face. Even routine street activity can be clearly heard within apartments.
Demolition and construction directly opposite the building would result in prolonged periods of elevated noise, vibration and dust. These impacts are unlikely to be fully mitigated through standard controls, particularly given the proximity of the proposed works.
Dust is already a known issue in the area due to surrounding road traffic and nearby construction activity. The addition of major demolition works would significantly exacerbate this condition.
Residents should not be expected to endure prolonged environmental disruption of this scale without more robust mitigation and assessment.

Health, Wellbeing and Loss of Amenity

The proximity and scale of the proposed development would significantly reduce the liveability of affected apartments, particularly those with direct frontage to the site. Balconies and private outdoor areas would be subject to persistent noise, dust and construction activity, resulting in a substantial loss of reasonable residential amenity. This would contribute to increased stress and reduced wellbeing for residents over an extended period. The impact is not limited to inconvenience but represents a meaningful reduction in quality of life within private dwellings.

Population Density and Strategic Considerations

The proposal identifies increased housing supply as a key objective. However, Pyrmont and Ultimo are already among the most densely populated suburbs in Sydney.
The demolition of existing residential buildings in established areas should be carefully weighed against alternative redevelopment opportunities within the broader precinct, including the Blackwattle Bay Fish Market redevelopment area, where large-scale housing could be delivered with significantly reduced direct impact on existing residents.

Traffic Congestion and Road Safety

The developer's Traffic Impact Assessment estimates that the proposal will generate approximately 346–387 vehicle movements per day, representing a net increase of around 250 additional daily vehicle trips on the local road network.
This additional demand will further strain already constrained streets and intersections, particularly during peak periods. The introduction of 109 residential dwellings and seven retail tenancies will increase pressure on local traffic conditions and may contribute to reduced intersection performance and increased delays.

Road Safety Impacts

Of particular concern is the location of the single vehicle access point, positioned opposite existing driveways at 2–10 Quarry Master Drive and 120–122 Saunders Street.
This creates a concentrated conflict point between vehicles entering and exiting multiple properties, pedestrians, and cyclists.
Residents already have to navigate challenges involving vehicles from adjacent driveways and cyclists using the nearby Anzac Bridge shared cycle and pedestrian path. Placing a high-volume access point directly opposite existing driveways significantly increases the potential for vehicle conflicts and reduces overall safety for all road users.

Financial Impact on Residents

The proposed development would also have significant financial implications for existing apartment owners. Extended demolition and construction activity directly opposite the Tara building is likely to reduce the attractiveness of apartments to both purchasers and tenants. This may place downward pressure on property values and rental returns
Owners who may need to sell due to changing personal circumstances could be disadvantaged by temporary but prolonged construction impacts that are beyond their control.
It will be difficult to cope with the stress and increased disruption if the project goes ahead, yet our ability to move or make alternate living arrangements are also constrained.

Request for Review

In light of the concerns outlined above, I respectfully request that Council:

- Undertake a more detailed assessment of the cumulative impacts of the proposal on existing residents, including health, amenity and traffic safety;
- Reconsider whether demolition of existing residential buildings in this location is appropriate given alternative redevelopment opportunities within the broader Pyrmont precinct, including Blackwattle Bay;
- Ensure that greater emphasis is placed on minimising impacts to established residential communities in future planning decisions;
- Consider enhanced mitigation measures should the proposal proceed, including stricter construction controls, monitoring of noise and dust, and improved traffic management arrangements.

While I support the need for increased housing supply in Sydney, this should not come at a disproportionate cost to the health, safety, financial wellbeing and residential amenity of existing communities.

Megan Williams Owner and resident

Catherine Williams Resident

Unit 16 2-10 Quarry Master Drive
Pyrmont NSW 2009

Email:
Mob:

From: Tim Failes <[redacted] on behalf of Tim Failes <[redacted] <Tim Failes <[redacted]

Sent on: Friday, July 3, 2026 9:58:39 AM

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

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

Subject: Objection to proposed Pyrmont Tower (DA D/2026/513) - Impact on Quarrymaster Drive residents

Attachments: ObjectionCityOfSydney.pdf (185.56 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 Secretariat,

Please forward this formal development objection directly to Central Sydney Planning Committee members Mr Sean O'Toole and Ms Sue Weatherley for their urgent review ahead of the determination panel.

Dear Mr O'Toole and Ms Weatherley,

As a member of the Central Sydney Planning Committee, you will soon be voting on DA D/2026/513 for the massive redevelopment at 26-38 Saunders Street, Pyrmont. I am the owner of the apartment directly across the road at 22/2-10 Quarrymaster Drive, and I am writing to you directly to urge you to protect our local community and vote against this proposal.

While I understand the strategic push for density, changing a quiet, leafy street from a 24-metre low-rise neighbourhood into an oppressive 125-metre mega-tower zone is completely unreasonable. Worse still, the developer is actively trying to break the rules by demanding a 5.2-metre height breach (RL 140.2 over the RL 135 limit) to fit a private viewing deck and lift overruns on the roof. They do not need a Clause 4.6 variation; they can easily achieve a compliant building simply by removing a floor of apartments.

Furthermore, the developer's proposed construction management plan is highly intrusive and will have a significant financial impact on me. They are attempting to bypass the City of Sydney's standard residential construction hours by starting at 7:00 AM, six days a week. This relentless noise, dust, and vibration right outside my tenants' bedroom windows means I will be hit with immediate rental losses and vacancies.

I have attached my formal submission to this email, which details my total opposition to the project and outlines strict conditions regarding rooftop curfews, opaque privacy screening, and reduced construction hours that must be enforced if this DA proceeds. I ask that you please read my objection and stand up for the long-term residents and ratepayers of Pyrmont when this comes before the committee.

Thank you for your time and your consideration of my submission.

Sincerely,
Tim Failes
[redacted]
Owner of 22/2-10 Quarrymaster Drive, Pyrmont

Tim Failes Email:
[redacted]
2 Rudd Street

East Ryde NSW 2113
Australia

Ph: Mobile:
Fax

Tim Failes
2 Rudd Street
East Ryde NSW 2113

29 June 2026

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

Dear Planning assessment unit,

26-38 Saunders Street PYRMONT
"Objection to D/2026/513"

I am the owner of the property at 22 / 2-10 Quarrymaster Drive Pyrmont, and I object to the proposed development at 26-38 Saunders Street Pyrmont, which is directly across the road from my property.

The increase in building height from the existing 24m height to 120m height is unreasonable and should not be allowed by City of Sydney Council.

Why I completely oppose this development

I purchased the property at 22 / 2-10 Quarrymaster Drive because of the bright outlook in this corner apartment. This has provided an excellent property for rental, and in due course I plan to live in the apartment.

I now learn that the property adjacent, 26-38 Saunders Street Pyrmont, is proposed to go from the current 24m to a massive 120+m in height. The proposed development will totally overshadow our building, and destroy the bright, sunny outlook from my apartment. **I am opposed to the development at 26-38 Saunders Street Pyrmont.**

The increase in height will also block the view of the local and city skyline from my apartment.

I purchased the property in 2017, knowing that the height limit would prohibit development such as this. The proposed development will have a negative impact on my property and in particular will have a negative impact on the value of the property, and the rental return we are able to achieve.

As well as the increased shadowing, reduced sunlight and loss of views, the increased height to 120m or more, will create wind corridors and have a negative impact on green spaces such as Carmichael Park, which my apartment overlooks. These green spaces are vital for both residents and local wildlife.

The location is currently very quiet and leafy, however with this development it will become extremely noisy and congested, with entry and exit to a 6 storey basement car park directly across the road from our building. Again impacting on the enjoyment and value of my property. The Quarrymaster Drive and Saunders Street precincts carefully designed

height-tiered community structure was thoughtfully crafted to balance residential density with liveability—this balance would be lost with such drastic changes in this development.

I am also concerned about the impact on the local community of such high rise development. While I am not opposed to growth, construction of such large buildings will change the nature of the community due to increased traffic and increased population, resulting in congestion in what is currently a quiet, leafy location close to the CBD.

If council approves this development, the following must be enforced to protect my property

Should this development be viewed favorably, I further object to the proposed variation to the building height limits (Clause 4.6 Variation Request – Building Height). If the development is allowed to proceed it must be within limits set by state government and local skyline rules. If the development proceeds, the Architectural Roof Feature is of value, however the number of floors needs to be reduced to ensure the overall building height does not exceed the defined regulations.

I also question the validity of the document “Clause 4.6 Variation Request – Building Height”. This document states that the increase is only 2m or 1.5%, however on reading of the document it appears the increase is 5.8m (from RL135 to RL140.8 at highest point which appears to be lift overrun). I note that the so-called Architectural Roof Feature actually includes lift overruns and glass screening – indicating this area also contains an active rooftop viewing terrace. The 5.8-metre breach is not caused by a minor, lightweight decorative spire or architectural feature.

The developer’s Clause 4.6 variation does not satisfy the strict legal thresholds required under the Sydney LEP 2012 or the Environmental Planning and Assessment Act 1979, as compliance with the development standard is neither unreasonable nor unnecessary in this case. The exceedance is driven by a choice to maximise yield via additional floors, pushing into non-compliant airspace.

The developer can easily incorporate the Architectural Roof Feature, lift overruns and viewing area, by removing one or more residential floors from the building.

Because my property sits directly across the road and looks straight into / underneath this 120m high tower, I demand the following further conditions be attached to any approval:

- The vertical glass panels on the roof area should consist of high performance acoustic glass to prevent noise and completely block downward sight lines across Quarrymaster Drive.
- A strict operational curfew of the rooftop terrace prohibiting access between 10pm and 7am.
- A permanent ban on the installation of external speakers, amplified sound systems or commercial hiring / operation of the rooftop terrace.

Severe Financial Hardship and Breaches of Council's Construction Hours

In the event that this development is allowed to proceed, I strongly object to the extended work hours proposed in the developer's Construction Management Plan (7:00 AM – 6:00 PM weekdays and 7:00 AM – 5:00 PM Saturdays).

This site is in Pyrmont, which sits firmly outside the CBD. According to the City of Sydney's published rules for non-CBD residential areas, standard construction hours are strictly capped at **7:30 AM to 5:30 PM on weekdays**, and **7:30 AM to 3:30 PM on Saturdays**. The developer is trying to operate outside these rules, which will destroy the morning peace and weekends of everyone living directly across the street.

Because my property is located right opposite the site, these intrusive hours will cause me direct financial harm. Under NSW residential tenancy laws, tenants have a legal right to "peaceable comfort and quiet enjoyment" of their home. My tenants will be well within their rights to demand a steep rent reduction—or break their lease entirely—due to the relentless noise, dust, and vibration starting at 7:00 AM, six days a week. The developer's desire to fast-track their project should not come at my direct financial expense through lost rental income.

Given the massive 125-metre scale of this build and the months of sandstone excavation ahead, I request that Council enforce even more conservative hours than the standard minimums to protect local residents and property owners:

- **A Later 8:00 AM Start - 4:00 PM Finish for Heavy Noise:** No high-impact noise, rock-breaking, or heavy machinery should be allowed before 8:00 AM or after 4:00 PM on weekdays. A 7:00 AM or even 7:30 AM start right outside bedroom windows is unacceptable.
  Restricting high-impact noise to these hours is a vital measure to mitigate tenant turnover and the severe rental discounting I will otherwise be forced to absorb.
- **Strict Compliance with Saturday Cuts:** Saturday work must strictly finish at the Council's policy limit of 3:30 PM, with a total ban on any heavy excavation or rock-sawing for the entire day on Saturdays to give neighbours a guaranteed weekend break.
- **Mandatory Respite Blocks:** Implement a "3 hours on, 1 hour off" rule for high-impact drilling and hammering during the week, so the street is not subjected to 10 hours of continuous vibration.

As our city and state rightly champions sustainability, I am disheartened by the prospect of demolishing functional residential buildings well before their end of life. Such unnecessary demolition contradicts the very principles the Council and NSW Planning promotes, including reductions in carbon emissions and a commitment to sustainable development, "The greenest building is the one that already exists". Height increases may benefit developers financially, but this should not come at the expense of sustainability or established community values.

Pyrmont is already one of the highest-density areas in Australia, and additional high-rise development would place unsustainable pressure on our local streets, infrastructure, and council services. Traffic congestion, compounded by our narrow streets and bike lanes for cyclist use, would be further strained by an influx of greater resident concentrations and vehicles. This would erode the accessibility and safety of our neighborhood and potentially reverse the positive impacts of recent outstanding council investments in those cycle paths and pedestrian-friendly initiatives.

Thank you for your time and consideration of my comments.

Yours sincerely,



Tim Failes

From: [redacted] on behalf of [redacted]
<[redacted]>
Sent on: Friday, July 3, 2026 11:21:09 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: DA 2026/513 for 26-38 Saunders Street, Pyrmont (Att Shannon Rickersey)
Attachments: AH obj 02.07.2026.pdf (76.26 KB)

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https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2694885

Hello

I attach my submission.

I request that my email address be kept private when publishing my feedback.

thanks

[redacted]

OBJECTION TO DA July 2026

I refer to the following DA:
https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2694885

Re DA 2026/513 for 26-38 Saunders Street, Pyrmont

I am writing as a concerned resident of Pyrmont 2009, and as an owner-occupier of a strata apartment in the Tara building at 2-10 Quarry Master Drive ("Tara").

For reasons to be stated below, I hereby oppose approval of the subject DA.

Tara is a 9-storey residential building which abuts the face of the former quarry which is the sandstone base of Knoll Park. Tara and Knoll Park are roughly equivalent in height. Tara is located across Quarry Master Drive from the subject site in Saunders Street.

The Proposal

Pyrmont is already one of the most densely populated suburbs in Sydney, if not the whole of Australia. Density in Pyrmont will soon be substantially increased by the planned extensive redevelopment of the old Sydney Fish Market site. Increasing the Pyrmont population density further is unnecessary and excessive, and irresponsible.

The size and height of the proposed development is excessive. The height variation sought to the original DA is inappropriate, unreasonable and invalid.

The local Pyrmont area is a small but thriving residential community. It is not the former industrial wasteland it was 30 years ago. A development of size proposed will have dramatic and unacceptable effects on the residents of the area.

Immediate Effects: Disruption, Congestion, Noise and Loss of Amenity

- Demolition of sound, existing buildings is wasteful, and contrary to current sustainability policies and environmental concerns.
- Sustained redevelopment condemns residents in the vicinity to years of noise, dust and disruption. Loss of amenity and the inability to enjoy one's home and outdoor spaces would result. Much inconvenience would be caused to those many residents who work from their homes. The effect on telecommunications and connectivity in the area is expected to be negative.
- The proposed development would create unacceptable traffic disruption within the local area.
- Tara is located within an acoustic trap created by the quarry wall beneath Knoll Park. Consequently construction noise, especially for those residents with

apartments on the north-western side of Tara, would be intolerable. The effects of that noise have not adequately been addressed in the application.

- Tara and its residents will be soon isolated by proximity of prolonged development of the Saunders Street site

On-going Effects: Prolonged disruption, Congestion, and Loss of Amenity

- Larger taller buildings result in overshadowing of smaller ones, and the blocking of natural light. Residents with apartments on the north-western side of Tara rely on morning sunlight reflected from the quarry wall at the base of Knoll Park. A tall, massive building in Quarry Master Drive would restrict that light.
- Overshadowing will have a potentially disastrous effect on the sustainability of already limited green space in the QMD Precinct, and on local wildlife habitat.
- Increased population density resulting from the proposed development will result in:
- Increased traffic congestion in streets already compromised and narrowed by bicycle lanes.
- The proposed location of the development's parking garage entry, being directly opposite Tara's parking garage entry, is poorly designed and unacceptable.
- Added burden on inadequate existing services such as waste removal, street maintenance, and telecommunications.
- Added burden on already inadequate and unreliable transport services.
- Loss of amenity for existing residents, and the irreversible change to the atmosphere and character of the local area.

The Future for the local area

If the DA is approved

- the local Pyrmont area will become significantly over-developed and **overcrowded**. Residents will suffer loss of amenity and diminution of their property values.
- Residents will be **isolated** in an overshadowed poorly serviced precinct with less natural light and less usable green space. Local wildlife would be at risk.
- **Traffic congestion** would be intolerable on the small peninsula that is Pyrmont.
- **Overshadowing** will also inhibit the plans of Tara owners to install rooftop solar panels, as Sydney Council has encouraged them to do.

Conclusion

I believe that the proposed development has been initiated by self -interested property owners, property developers, lobby groups and malleable government on various levels, and they are all willing to ride roughshod over the genuine interests and concerns of the local residents of Pyrmont, and of the residents of Tara in particular.

If, despite the above, the Council favours approval of the DA, **the Council must insist on the applicant**:

- submitting for assessment a Construction Noise & Vibration Management Plan.
- submitting for assessment a road traffic congestion management plan for both the construction period, and beyond.
- Detailing the measures to be taken to mitigate the many prolonged and irreversible detriments to the lives of local residents and the amenity of the local area.
- Physical and mental health concerns of residents nearby who will be subjected to the impacts of the development for many years must be addressed.

I oppose the DA as being detrimental to the residents of the local Pyrmont area, and I ask that **approval be refused**.

Thanks

2 July 2026

Pyrmont NSW 2009

From: Nadia Huang <[redacted] on behalf of Nadia Huang [redacted]
<Nadia Huang <[redacted]
Sent on: Friday, July 3, 2026 11:58:21 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to Development Application D/2026/513 26–38 Saunders Street, Pyrmont

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To the City of Sydney Assessment Team,

I am an owner of an apartment directly opposite the proposed development at 26–38 Saunders Street, Pyrmont. I am writing in my personal capacity to object to this development application.

My apartment, Lot 25, 2-10 Quarry Master Dr, Pyrmont, is located only a few metres from the proposed development site. My balcony is wide open and faces directly towards the site. This means I would be one of the residents most directly exposed to the construction impacts and the long-term effects of the completed development.

When I purchased my apartment, I did so with the reasonable expectation that I would be able to enjoy my home in peace, privacy and comfort. My home is not simply an investment. It is where I live, rest, work, recover and spend a significant part of my life.

I strongly believe it would be unfair for existing residents like me to carry such a heavy personal burden for the benefit of a private development of this scale. In Australia, people should be able to rely on basic fairness, reasonable planning decisions, and the right to peaceful enjoyment of their own home. This proposal, in my view, does not reflect those values.

The proposed 37-storey tower, 10-storey podium, ground-floor retail and six levels of basement excavation would directly affect my day-to-day life. For residents living opposite the site, this would mean years of construction noise, dust, vibration, truck movements, traffic disruption and loss of quiet enjoyment. These impacts would not be occasional or distant. They would be immediately outside my home and directly in front of my balcony.

I am very concerned about being forced to endure a prolonged construction period of this scale. Constant excavation, machinery, trucks, reversing alarms, dust and vibration would affect my ability to peacefully live in my own home. It would affect my ability to open windows, use my balcony, work from home, rest during the day, and enjoy normal residential life. Given how close my apartment is to the site, I am also concerned about the potential physical and mental health impacts of prolonged exposure to construction noise, dust, vibration, reduced privacy, stress and disruption.

I do not believe it is fair that years of my life at home could be dominated by construction impacts for a development that provides no clear benefit to me as an existing resident. No individual should be expected to simply absorb years of noise, dust, traffic and stress as the unavoidable cost of someone else's commercial project.

The proposed basement parking is also deeply concerning. The development includes parking for 190 vehicles, with the entry and exit directly opposite existing residential driveways, including my building. This would create long-term traffic, access and safety issues for residents. I am concerned that entering and leaving my own home will become more stressful, less safe and more congested, particularly during peak times, construction activity, deliveries and visitor movements.

Beyond construction, the completed building would permanently change the living environment for residents opposite the site. A 37-storey tower and 10-storey podium only a very short distance from my apartment would create a major loss of outlook, privacy, openness and residential amenity. I am concerned about being directly overlooked, losing the current sense of space, and having a large built form dominate the outlook from my home and balcony. This would be a permanent negative change to the peaceful residential environment I reasonably expected when I moved into the premises.

I understand that cities change and that development can occur. However, development should be fair and balanced. Existing residents should not be treated as an acceptable cost of someone else's commercial project. The planning system should protect ordinary people from unreasonable impacts on their homes, privacy, safety, health and quality of life.

I respectfully ask Council to consider the direct human impact of this application on residents living immediately opposite the site. This is not just a question of height, parking numbers or construction staging. It is about whether people who already live here should have years of their lives disrupted with potential health impacts and their long-term enjoyment of their homes permanently reduced.

For these reasons, I object to the development application in its current form and request that Council refuse the application.

Yours sincerely,

Caijing Huang
U25, 2-10 Quarry Master Dr, Pyrmont NSW 2009
Mobile:

From: [redacted] < [redacted] on behalf of [redacted]
< [redacted] < [redacted]
Sent on: Friday, July 3, 2026 11:13:56 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
CC: External - [redacted]
Subject: D/2026/513 - Development of 26-38 Saunders Street PYRMONT NSW 2009 [SEC=OFFICIAL]
Attachments: Letter to Council.pdf (1.77 MB)

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GENERAL

Please do not publish my name and address in any public materials.

Objection to Development Application D/2026/513
26–38 Saunders Street, Pyrmont NSW 2009

To City of Sydney Council,

I am a resident (owner) of [redacted], located on [redacted] facing towards Jones Street Pocket Park. I object to Development Application (DA) D/2026/513 for the proposed demolition, excavation and construction of shop-top housing at 26–38 Saunders Street, Pyrmont. The proposal involves redevelopment of a significant site and has the potential to substantially affect the amenity enjoyed by surrounding residents.

For clarity, I am not opposed to development just the development in its current form and with consideration to the cumulative development of the broader Pyrmont peninsula but specifically the areas around Quarry Master Drive, Saunders Street and the old Sydney Fish Market site where considerable simultaneous development is proposed. The cumulative development of this area is unsustainable from a residential amenity perspective and poses substantial environment and quality of life risks.

I ask the Council to refuse the application in its current form and specifically ask the council to reassess the cumulative development with a view to approving substantially lower height buildings that better balance current residents quality of life with the need for additional housing options which I am supportive of.

Further detail on my objection is below and I have included my objection to the original rezoning proposal X101016.005 - ULTIMO PYRMONT PLANNING PROPOSAL which remains valid.

1. Cumulative Development Impact on Pyrmont

The proposed development should not be assessed in isolation. Residents of Saunders Street, Quarry Master Drive, Jacksons Landing and the surrounding Pyrmont peninsula are already experiencing the cumulative impact of multiple major developments, together with the significant redevelopment occurring on other sites on Saunders Street and around Blackwattle Bay, Old Sydney Fish Market and the broader Pyrmont Peninsula. The Saunders Street proposal represents a substantial increase in residential density on a site identified for significantly increased height and floor space compared with its existing development controls. For existing residents, the issue is not simply the impact of this single building but the combined effect of successive high-density developments on local amenity, access to public open space, pedestrian movement, traffic conditions and neighbourhood character. The Jones Street Pocket Park and surrounding public spaces already perform an important role as local recreation and relief spaces within a highly urbanised environment. Increased residential density will place further pressure on these limited community assets. Council should assess whether the proposal contributes to an unacceptable

cumulative reduction in residential amenity when considered alongside existing and approved developments across Pyrmont and Blackwattle Bay.

2. Traffic, Access and Transport Impacts

The proposed development will introduce a substantial number of additional residents, visitors, delivery vehicles, service vehicles and ride-share movements into an area that already experiences congestion during peak periods. The proposal has been publicly identified as a major redevelopment with a project value approaching $280 million, indicating a significant intensification of the site. As a resident of Quarry Master Drive, I am particularly concerned about cumulative traffic impacts on:

- Quarry Master Drive
- Saunders Street
- Harris Street
- Miller Street
- Bowman Street
- Union Street
- access routes to the Anzac Bridge and Western Distributor

These roads already accommodate local residents, commercial traffic, buses, delivery vehicles and visitors to Pyrmont. Additional traffic generated by the proposal may increase delays, reduce pedestrian safety and worsen local congestion, particularly during morning and afternoon peak periods. The cumulative impact of multiple developments across Pyrmont should be a key consideration when assessing traffic outcomes. Council should require the applicant to demonstrate that:

- Local intersections can accommodate projected traffic growth.
- Pedestrian safety will not be compromised.
- Vehicle access arrangements do not create congestion on surrounding streets.
- Loading, servicing and waste collection can occur entirely within the site.
- Demand generated by delivery services and ride-share vehicles has been adequately assessed.

Particular attention should be given to how additional vehicle movements will affect residents of Saunders Street, Quarry Master Drive, Bank Street and Jacksons Landing, who rely on a limited number of access and egress routes connecting the precinct to the wider road network.

Construction Traffic

The proposal includes demolition, excavation and earthworks on a large site. These works are likely to generate substantial heavy vehicle movements over an extended period. As outlined in point 1 this development cannot be looked at in isolation. Residents are likely to experience significant development simultaneously on Saunders Street, Quarry Master Drive and the old Sydney Fish Market site. Based on the current traffic volumes it does not seem viable or sustainable to have such heavy construction traffic in the area for a sustained period. Construction vehicles are likely to use routes immediately adjacent to Miller Street, Bank Street and Jacksons Landing. This has the potential to affect resident safety, pedestrian access and local amenity. Council should require a detailed Construction Traffic Management Plan that:

- Minimises truck movements during peak periods.
- Protects pedestrian access around Quarry Master Drive, Saunders Street and Jones Street.
- Restricts queuing of vehicles in residential streets.
- Provides regular communication with local residents regarding major construction activities.
- Includes independent monitoring of compliance throughout the construction period

3. Loss of Sunlight and Residential Amenity

My apartment currently benefits from good access to daylight and sunlight across the open space corridor created by Jones Street Pocket Park and the lower-scale development surrounding it. Given the scale of the proposed redevelopment, I am concerned that the development will result in increased overshadowing of nearby residential apartments and communal open spaces. Council should carefully scrutinise the

applicant's shadow studies and ensure that existing residents do not suffer unreasonable reductions in sunlight access, particularly during winter. The preservation of solar access is an important element of residential amenity and should be given significant weight in Council's assessment.

4. Wind Impacts on Residents and Public Spaces

Previous planning investigations for this site identified wind conditions as a key design challenge and specifically noted concerns about pedestrian comfort and the quality of surrounding public spaces. The Saunders Street, Quarry Master Drive and Bank Stret footpaths and nearby public areas (Jones Street Pocket Park) are regularly used by residents, families and pedestrians. Any increase in wind tunnelling or downdraft effects from a substantially taller building could reduce the usability and comfort of these spaces. Council should require comprehensive wind testing and publicly demonstrate that acceptable wind comfort levels will be maintained for surrounding residents and public areas.

5. Noise and Vibration Risks

The proposal in its current form gives rise to key concerns related to noise and vibration risks, notably:

- Acoustic Mirror Effect: The nearby sandstone escarpment reflects and amplifies street, traffic, and construction noises into a "reverberance pocket".
- Deep Excavation: Digging 24.85 metres into dense Sydney sandstone will transmit severe low-to-mid-frequency vibrations to nearby homes.

6. Environmental and Health Impacts

The proposal in its current form gives rise to key concerns related to environmental and health ipacts, notably:

- Silica Dust Exposure: Excavating the quartz-heavy sandstone releases Respirable Crystalline Silica (RCS) dust, risking severe lung conditions like silicosis, lung cancer, and COPD.
- Mental Wellbeing: High-decibel noise and persistent vibrations threaten residents with chronic stress, anxiety, and sleep disturbances.

7. Visual Bulk and Loss of Outlook

My apartment currently enjoys an outlook across the Jones Street Pocket Park/Miller Street corridor and surrounding open urban spaces. The proposed development appears substantially larger than the existing building and may introduce a visually dominant built form. The increased height and bulk could significantly alter the existing outlook from surrounding apartments, creating a greater sense of enclosure and reducing the visual amenity currently experienced by residents. The site has previously been identified for significantly increased height and floor space compared with existing controls, making careful assessment of built form, scale and massing particularly important. Council should require the highest standard of design excellence and ensure the proposal does not create excessive visual intrusion when viewed from neighbouring residential properties.

8. Privacy Impacts

Because my apartment directly overlooks the broader Jones Street and Miller Street corridor, I am concerned that new residential apartments may result in increased overlooking and loss of privacy. Direct sightlines between balconies, living rooms and private open spaces can significantly reduce residential amenity. Appropriate separation distances, setbacks, screening and apartment design measures should be required to prevent unreasonable overlooking into existing homes.

Request

As set out above, I am not against development and I am not against development of the Saunders Street site(s) currently proposed. However, I am strongly against the development in its current form and I respectfully request that Council:

- Refuse the application if these impacts cannot be appropriately mitigated.
- Undertake a detailed assessment of overshadowing impacts on surrounding apartments and public open spaces – including revisiting of existing studies to validate they are accurate and comprehensive considering the revised plans in this DA.
- Require independent review of wind and sunlight studies – including revisiting of existing studies to validate they are accurate and comprehensive considering the revised plans in this DA.
- Ensure adequate building separation and privacy protections.
- Require stringent construction management conditions. Including:
    - Reduced working hours on the site notably 7am to 4pm Monday to Friday and no weekend work
    - Increased noise, dust and hazardous material monitoring that is made public in real time to local residents
    - Appropriate protections for current residents at the cost of the developer such as, but not limited to, improved ventilation / air purification, periodic cleaning of external properties etc
- Reduce the scale of the proposal if unacceptable impacts on neighbouring residents are identified.

Thank you in advance for considering my objection and I welcome the opportunity to discuss this further should the opportunity arise.

Yours faithfully,

Disclaimer

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gil baron/b.comm. ll.b.

associates

neil palmer/b.buscom.ll.b.

our ref: gb:230141
your ref:

13 November 2024

BY EMAIL: sydneyyoursay@cityodsydney.nsw.gov.au

City of Sydney
BY EMAIL

Dear Sirs

RE: X101016.005 - ULTIMO PYRMONT PLANNING PROPOSAL
PPTY: 14 QUARRY MASTER DRIVE, PYRMONT, NSW 2009

We act on behalf of Nicholas Mitchell together with his partner, Tammy Swe, who are the registered proprietors of Lot 21 in SP70798 located at Unit A 21/14 Quarry Master Drive, Pyrmont.

Our client has undertaken a preliminary assessment of the proposal accessible on the City of Sydney link.

We also advise that our client has participated in communications with the Owners Corporation of the Strata Scheme of SP70798 who have engaged Town Planners to make a submission on behalf of the Owners Corporation and support their submission to increase the height of the building as part of any rezoning proposal.

Executive Summary of Submission

By way of a overall summary, it is our clients view that whilst the redevelopment of the area is supported and encouraged however, the proposals as to height and FSR proposed to be allocated to 14 Quarry Master Drive, Pyrmont is inappropriate because it is significantly less than what is feasible in order for any developer who may ultimately acquire all lots in the Strata Scheme to viably redevelop the Land.

In those circumstances, it is likely that the proposed limited height increase allocated to our clients Building of 10 storeys would not result in any redevelopment of the Building with the consequence that the existing Lot Owners will suffer substantially from having an existing low rise Building of ground plus 5 upper storeys (above ground) in the midst of a jungle of towers reaching up to 33 storeys.

We clarify our clients' objections as follows:

baron and associates pty limited acn 109 567 580 trading as baron + associates an incorporated legal practice. liability limited by a scheme approved under professional standards legislation

Economic Viability

The proposal contemplates increasing the heights of 14 Quarry Master Drive to 10 storey and to increase the number of dwellings to 90 plus office space. We assume that Council accepts that there would be retail on the ground floor and if there were offices it would only likely take place in the first or second floor immediately above that. You will note from the ***enclosed*** Strata Plan that there is an existing mix of residential apartments ranging from 80 square meters to 203 square meters. We note that there are currently approximately 60 dwellings in the existing building. Therefore, it is not viable to increase the number of dwellings in the Building to 90 using a similar mix and similar size within a 10 storey limitation.

In addition, if the property is rezoned to increase the height but limited to only 10 storeys, it would not be feasible for any developer who would be seeking by way of a collective strata sale to purchase the property or to indirectly purchase all lots in the property at a price which would net the existing land owners a current market value excluding any premium. Most owners have mortgages in respect of the property and there is no reason why they would wish to dispose of their property to repay their loan and lose all of their equity which effectively is what Council is contemplating if the rezoning was directed at inducing a redevelopment of the property which would only be able to take place by a developer purchase the whole of the land. Such a developer would obviously need to make a margin itself and given the height limitation it would not be able to pay the existing lot owners a purchase price for their lots at the existing market price.

Whilst our client does not profess to be a land valuer, he takes the view that the fairer and more appropriate resolution is to increase the height under the planning proposal for 14 Quarry Master Drive to at least 25 storeys. It is our clients view that the granting of a planning proposal for the adjoining properties to increase their height so significantly will have an adverse impact on the use and enjoyment of the residential strata lots of 14 Quarry Master Drive and accordingly there should be a more balanced approach and grant the proprietors of SP70798 an opportunity to sell their properties to a developer that would wish to purchase them at a fair market price that would make it viable for a building to be constructed.

As a separate query it is also unclear to us as to what proportion of the building you contemplate required to be offices and whether by imposing that condition it would further constrain the likelihood of any development being viable.

Environmental Concerns

It is clear that the four most significant adverse impacts that will arise as a consequence of the rezoning proposal are as follows:

(a) Significant reduction of sunlight enjoyment by particularly those north facing lots with terraces which comprise almost half of the strata lots in the Scheme. Those lots will effectively have their access to sunlight reduced by more than 50% of what they currently enjoy;

(b) Significant reduction of district views condensing the outlook into a dense urban cloister of Hong Kong style condominiums;

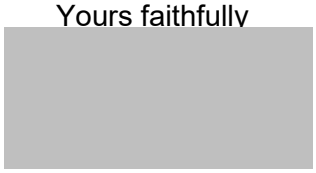
(c) Clear potential and likely issues of privacy concerns given the fact that some of the residential component in the high-rise will be directly facing south and will be looking directly and down into our clients apartment and even though there can be certain privacy structure details on any high-rise to minimise line of sight, those apartments would have to comply with ADJ external areas which would look down into those lots facing Quarry Master Drive; and

(d) Traffic generation and congestion will likely be enhanced with a consequence of noise, parking and pollution impacts. We assume that Council would impose obligations on developers to carry out certain infrastructure works and that those negative factors will inevitably arise from any redevelopment of this area however, they would need to be expressly considered to limit adverse impacts particularly with a low rising building which, as noted above, is unlikely to be able to become a high-rise unless the proposed 10 storey height restriction was significantly lifted.

We look forward to hearing from you as to whether Council would entertain this extension so as to enable our clients land Valuer to carry out its report and submit it for Council's consideration.

We look forward to hearing from you.

Yours faithfully



Principal

STRATA PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

* OFFICE USE ONLY

Strata Certificate

* I/We of Councils Accredited Certifier, CITY OF SYDNEY ..... being satisfied that the requirements of the strata Schemes (Freehold Development) Act, 1973 or strata Schemes (Freehold Development) Act, 1986 have been complied with, approve of the proposed :

strata plan/* strata plan of subdivision

attached to the annexure to this certificate.

* The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms was required to be complied with before a strata certificate may be issued, have been complied with.

* The strata plan/strata plan of subdivision is part of a development scheme. The council/accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

* The Council does not object to the encroachment of the building beyond the alignment of .....

* The Accredited Certifier is satisfied that the building erection will be a relevant development consent in force that shows the encroachment.

* The approval is given on the condition that the use of ..... being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) purchased at the strata scheme commences, as referred to in section 39 of the Strata Schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Freehold Development) Act 1986.

Date 18 AUGUST 2003
Subdivision No. 24/2003
Accreditation No. .....
Relevant Development Consent No. 30/03
Issued by CITY OF SYDNEY

Authorised Person/General Manager/Accredited Certifier

Surveyor's Certificate

I, PETER RAYMOND SALMON
of P.W. RYGATE & WEST, SYDNEY.

a surveyor registered under the Surveyors Act 1929 hereby certify that:

(1) each applicable requirement of
* Schedule 1A to Strata Schemes (Freehold Development) Act, 1973
* Schedule 1A to Strata Schemes (Leasehold Development) Act, 1986 has been met

(2) * (a) the building encroaches on a public place to
* (b) the building encroaches on land other than a public place to
respect of which appropriate easement
* has been created or registered *
* is to be created under section 88B of the Conveyancing Act, 1919

(3) * the survey information recorded in my accompanying location plan is accurate.

Signature: P. Salmon

Date: 24TH JUNE, 2003

* Delete if inapplicable
* State whether dealing or plan, and quote registered number

THIS IS SHEET 1 OF MY PLAN IN 7 SHEETS

MIXED USE
* Insert type (only) of/not Model By-laws adopted for this scheme
Keeping of Animals : Option A/B/C
* Schedule of By-laws is ..... sheets filed with plan
* No By-Laws apply
*Strike out whichever is inapplicable

PLAN OF SUBDIVISION OF LOT 98 D.P.1013159

L.G.A. : SYDNEY

Suburb/Locality : PYRMONT

Parish : ST. ANDREW

County : CUMBERLAND

SP70798

Registered : LS 25-8-2003

Purpose : STRATA PLAN

Ref. Map : CITY OF SYDNEY SHT 101

Last Plan : DP1013159

Name of, and address for service of notices on, the owners corporation (Address required on original strata plan only)

THE OWNERS
STRATA PLAN No. 70798
"THE CLIFTON"
No.14 QUARRY MASTERS DRIVE,
PYRMONT N.S.W.2009

FOR LOCATION PLAN SEE SHEET 2

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants

PURSUANT TO SECTION 888 OF THE CONVEYANCING ACT, 1919 AND SECTION 7(3) OF THE STRATA TITLES (FREEHOLD DEVELOPMENT ACT) 1973 IT IS INTENDED TO CREATE :

1. RESTRICTION ON USE OF LAND.
2. RESTRICTION ON USE OF LAND.
3. EASEMENT FOR PUBLIC ACCESS.
4. POSITIVE COVENANT.

THIS PLAN CONTAINS A STRATA DEVELOPMENT CONTRACT COMPRISING 9 SHEETS

BELJEN DEVELOPMENTS PTY LTD A.C.N. 078 361 510 ★ Common Seal

DIRECTOR

SECRETARY

WESTPAC BANKING CORPORATION ABN 33 007 457 141 hereby consents to the within
STRATA PLAN
~~PLAN OF SUBDIVISION~~
~~LEASE~~
~~INSTRUMENT~~

Signature

PRAKASH PATEL
Name of Attorney
TIER THREE ATTORNEY
UNDER POWER OF ATTORNEY
BOOK 4299 NO 332
17/11/03

IN THE PRESENCE OF
BENNI'S THAT
BANK OFFICER
241 CREDITON ST, SYDNEY

SCHEDULE OF UNIT ENTITLEMENT

LOT No.	UNIT ENTITLEMENT
1	175
2	167
3	151
4	111
5	183
6	128
7	163
8	183
9	165
10	167
11	167
12	166
13	148
14	163
15	136
16	151
17	175
18	194
19	191
20	187
21	188
22	6591
AGGREGATE	10,000

SURVEYOR'S REFERENCE : 68371 CHECKLIST A.B.N. 81 001 204 897

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STRATA PLAN FORM 2

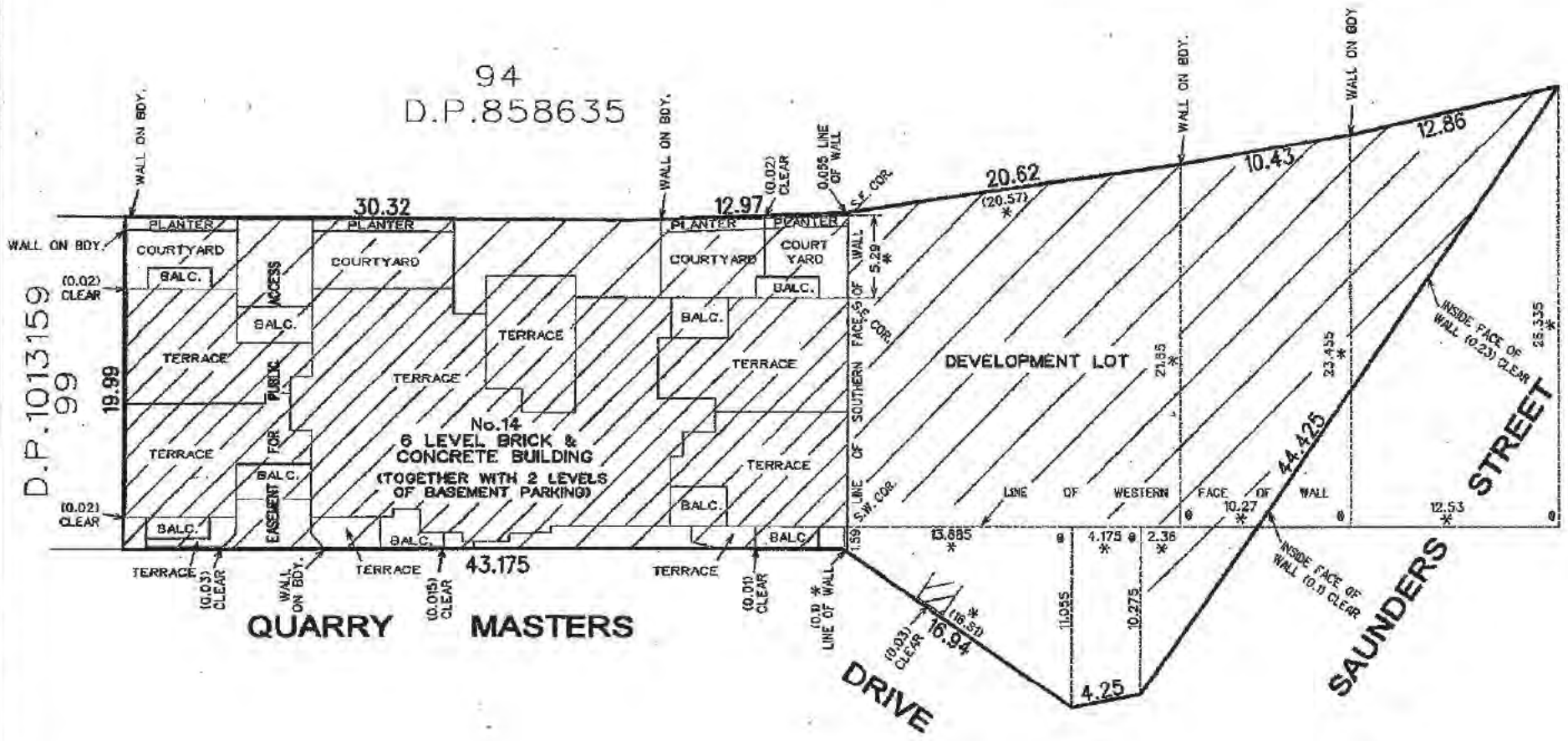
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Sheet No 2 of 7 Sheets

LOCATION PLAN

SP70798

L.S.G. NORTH



* - DENOTES 90°
* - DENOTES DEVELOPMENT LOT

Reduction Ratio 1:250

Lengths are in metres

P. Graham
Registered Surveyor

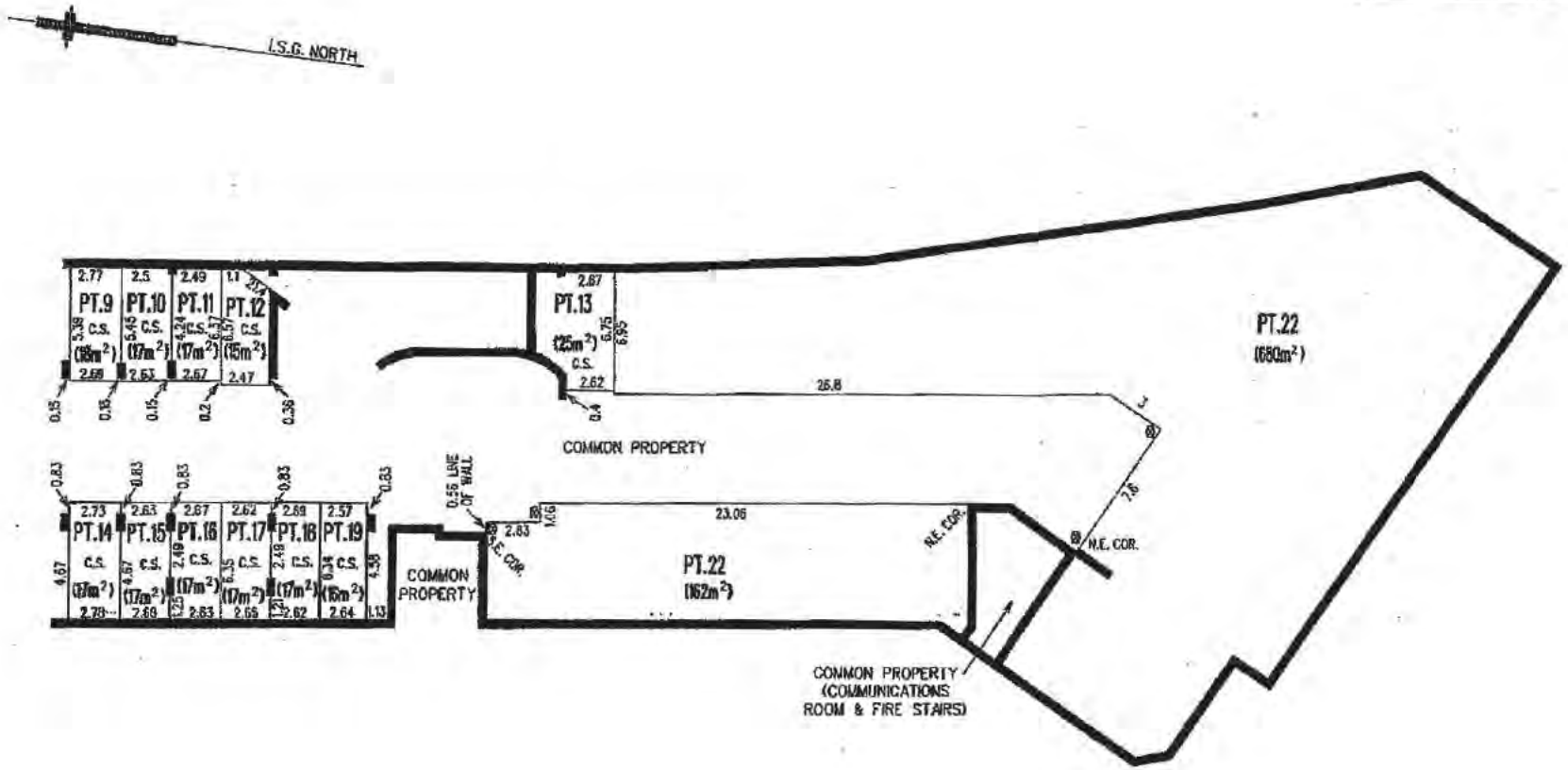
Consent Manager/Authorised Person/~~Accredited Certifier~~

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108

SP70798



WHERE NOT CONCRETE PAVED CAR SPACES & STORAGE AREAS ARE LIMITED IN DEPTH TO A PLANE BEING THE EXTENSION OF THE UPPER SURFACE OF THE CONCRETE PAVING OF THE RESPECTIVE LOT.

WHERE SHOWN THUS ■— BOUNDARY IS LINE OF FACE OF COLUMN

WHERE SHOWN THUS —■— BOUNDARY IS PROLONGATION OF CENTRELINE OF COLUMN

@ - DENOTES 90°
C.S. - DENOTES CAR SPACE & STORAGE AREA

BASEMENT 2

Reduction Ratio 1:250

Lengths are in metres

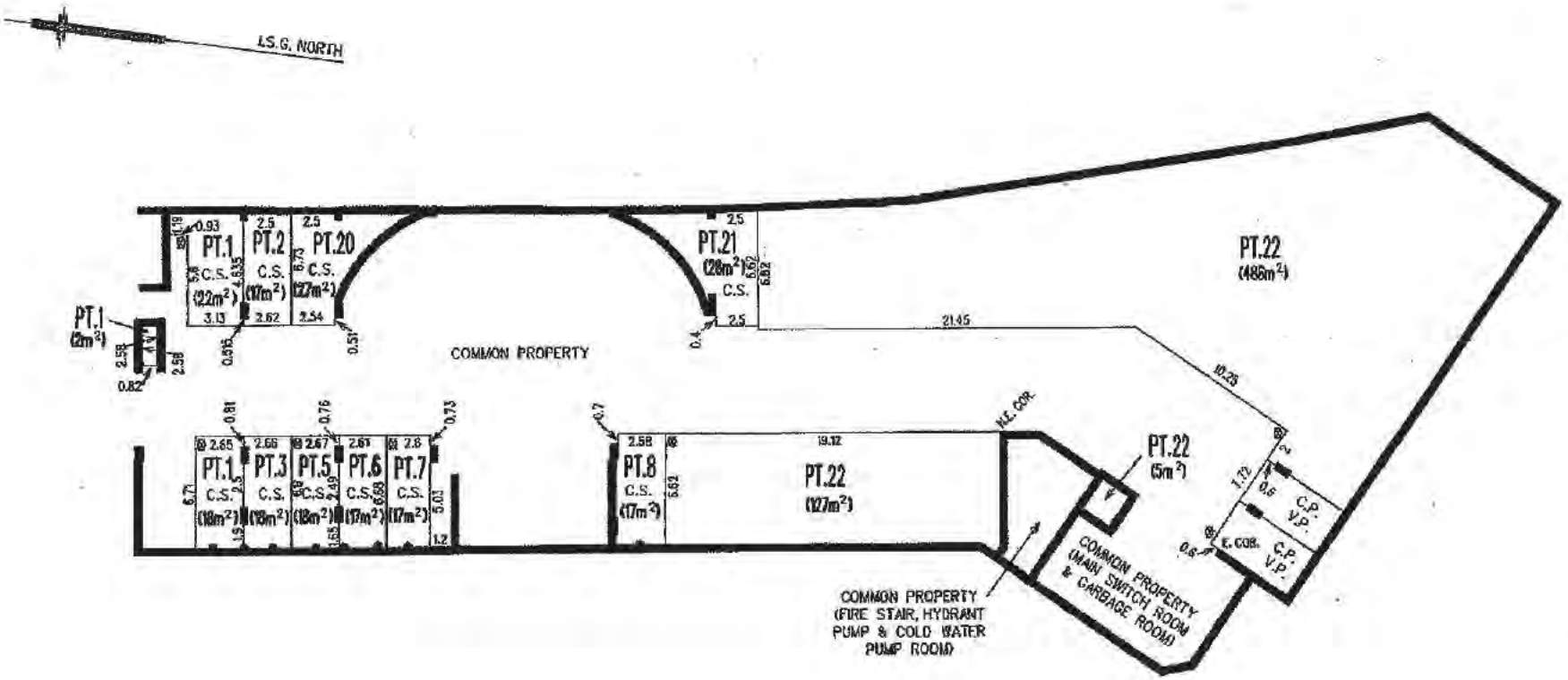
P. Salmon
Registered Surveyor

Consent Manager/Authorised Person/~~Accredited Certifier~~

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SP70798



BASEMENT 1

WHERE SHOWN THUS ▬ BOUNDARY IS LINE OF FACE OF COLUMN

WHERE SHOWN THUS —▬— BOUNDARY IS PROLONGATION OF CENTRELINE OF COLUMN

⊠ - DENOTES 90°
C.P. - DENOTES COMMON PROPERTY
V.P. - DENOTES VISITOR PARKING SPACE
C.S. - DENOTES CAR SPACE & STORAGE AREA

Reduction Ratio 1:250

Lengths are in metres

P. [signature]
Registered Surveyor

[signature]
General Manager/Authorised Person/Accredited Certifier

SURVEYOR'S REFERENCE: 68371

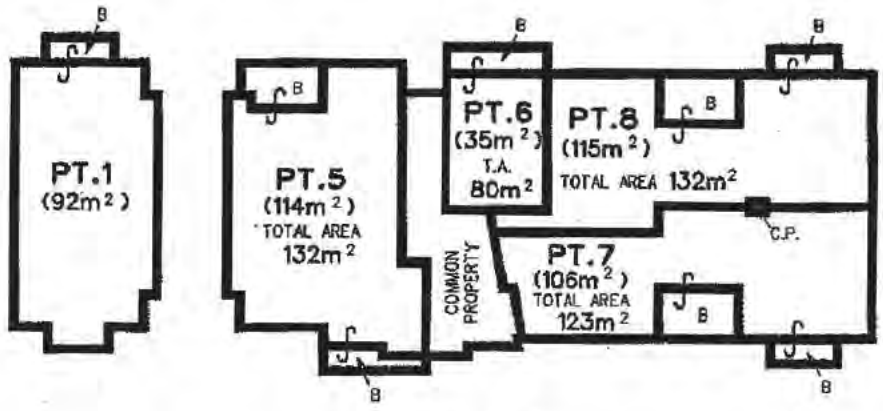
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STRATA PLAN FORM 2

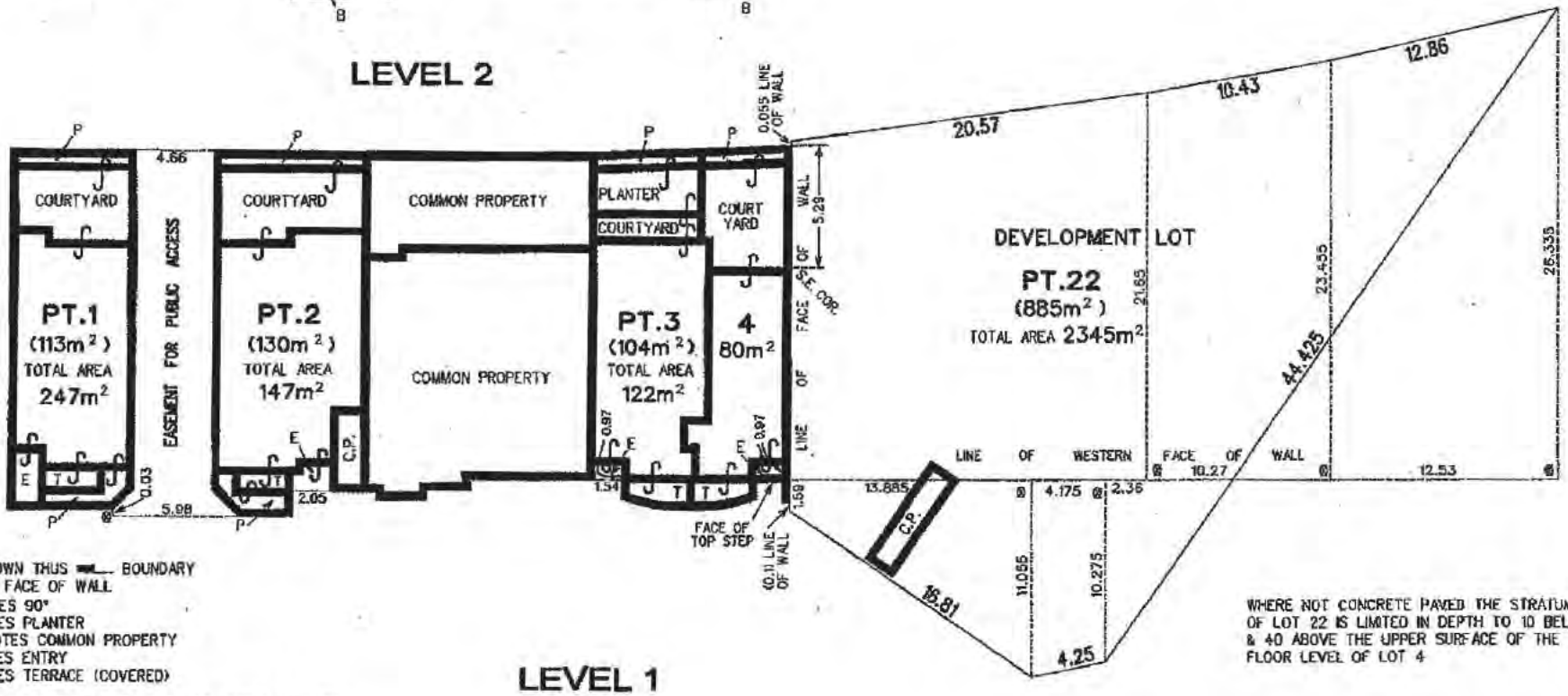
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Sheet No 5 of 7 Sheets

SP70798



LEVEL 2



LEVEL 1

WHERE SHOWN THUS ▬▬ BOUNDARY IS LINE OF FACE OF WALL
@ - DENOTES 90°
P - DENOTES PLANTER
C.P. - DENOTES COMMON PROPERTY
E - DENOTES ENTRY
T - DENOTES TERRACE (COVERED)

WHERE NOT COVERED, COURTYARDS ARE LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BUILDING OF THE RESPECTIVE LOT ON LEVEL 1 & WHERE NOT CONCRETE PAVED ARE LIMITED IN DEPTH TO 2 BELOW THAT SURFACE.

WHERE NOT COVERED, BALCONIES, PLANTERS & TERRACES & ENTRIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR THEREOF.

WHERE NOT CONCRETE PAVED THE STRATUM OF LOT 22 IS LIMITED IN DEPTH TO 10 BELOW & 40 ABOVE THE UPPER SURFACE OF THE FLOOR LEVEL OF LOT 4

Reduction Ratio 1:250

Lengths are in metres

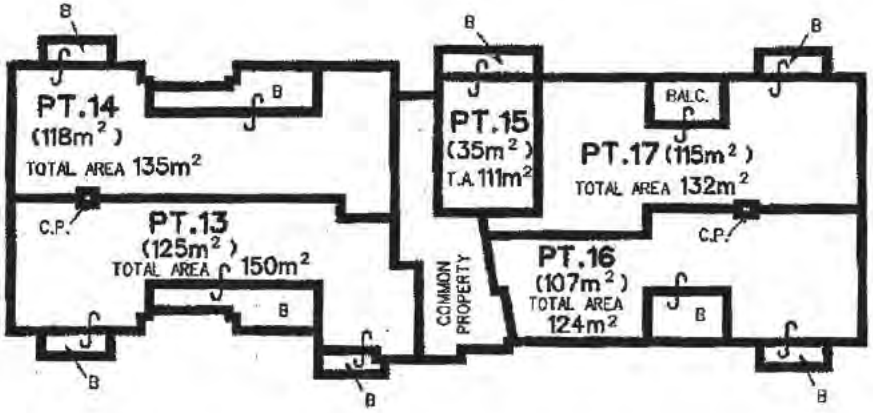
P. Salmon
Registered Surveyor

General Manager / Authorised Person / Accredited Certifier

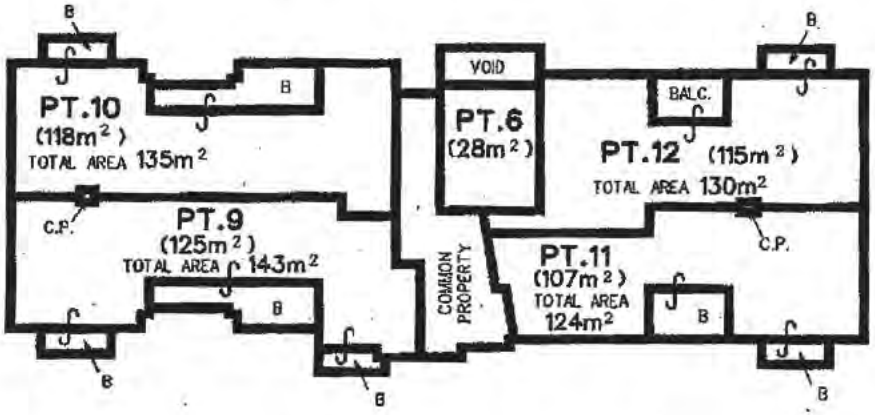
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SP70798



LEVEL 4



LEVEL 3

C.P. - DENOTES COMMON PROPERTY
T.A. - DENOTES TOTAL AREA
B - DENOTES BALCONY

WHERE NOT COVERED, BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR THEREOF.

Reduction Ratio 1:250

Lengths are in metres

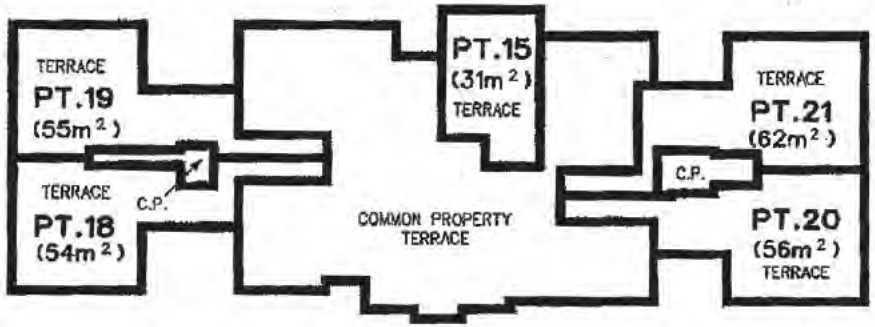
P. Salmon
Registered Surveyor

SURVEYOR'S REFERENCE: 88371

~~General Manager/Authorised Person/Accredited Certifier~~

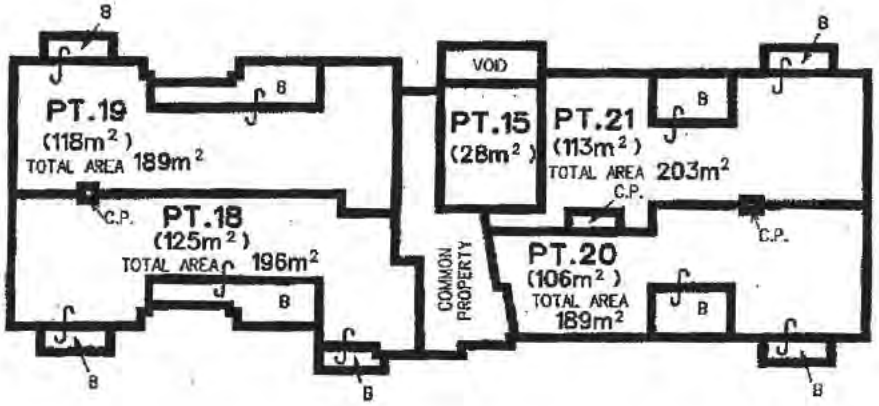
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SP70798



I.S.G. NORTH

LEVEL 6



LEVEL 5

C.P. - DENOTES COMMON PROPERTY
T.A. - DENOTES TOTAL AREA
B - DENOTES BALCONY

WHERE NOT COVERED, BALCONIES & TERRACES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR THEREOF.

Reduction Ratio 1:250

Lengths are in metres

P. Salmon
Registered Surveyor

SURVEYOR'S REFERENCE: 68371

~~General Manager/~~ Authorised Person/~~Accredited Certifier~~

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Ref:15/00562 /Src:M

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

Sent on: Thursday, July 2, 2026 4:00:48 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention

Attachments: 2026-07-02 - DA Objection D_2026_513 - 26-38 Saunders St.pdf (1.54 MB)

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

Dear Assessment Team,

Please find attached my formal objection to Development Application D/2026/513 for the proposed mixed-use residential development at 26–38 Saunders Street, Pyrmont.

I am an owner-occupier at Tara Apartments, 2–10 Quarry Master Drive, Pyrmont, directly opposite the subject site.

My submission addresses the following grounds of objection:

- The height exceedance of RL135 and the inadequacy of the Clause 4.6 justification
- Serious deficiencies in the expert reports relied upon, including evidence that the DA package was originally prepared for a Section 4.55 modification rather than a fresh application
- 32 unresolved fire safety Performance Solutions deferred to after consent
- Absence of any assessment of overshadowing or view loss impacts on existing residents
- Unassessed traffic conflicts on Quarry Master Drive
- An inadequate and preliminary Construction Management Plan

I request that this submission be taken into account in the assessment of D/2026/513 and that I be notified of any decision.

Yours sincerely,

[redacted]vski
Unit [redacted], Tara Apartments, 2–10 Quarry Master Drive, Pyrmont NSW 2009
M: [redacted]
E : [redacted]

OBJECTION TO DEVELOPMENT APPLICATION
D/2026/513
26–38 Saunders Street, Pyrmont

Submitted by: [redacted] *Tara Apartments, 2–10 Quarry Master Drive, Pyrmont NSW 2009*
2 July 2026

1. Who I am and why I'm writing

I own and live in Tara Apartments, 2–10 Quarry Master Drive, Pyrmont, directly opposite the site of D/2026/513, and I'm objecting to it. I've lived here for close to 20 years — this is my family home, not an investment, and this building will sit 18 metres from my windows for as long as I live here. The Tara Strata Committee is preparing its own submission with town planning solicitors; this one is mine, written independently.

2. What's being proposed

The DA is for a 37-storey residential tower and a 10-storey tower above a shared 5-storey podium, with six levels of basement parking for 190 cars. The basement entry and exit sits directly opposite the driveways of Tara and 120–122 Saunders Street. Ground floor is retail and residential lobbies.

This isn't the first version of this scheme. In 2024 Council recommended approval of an earlier proposal — 33 storeys, 6-storey podium — which we already thought was too much. This one is bigger, on the same streets. It's entirely luxury apartments: no affordable housing, no community facilities, nothing that benefits the people who already live here.

3. The height exceedance breaches a limit Council deliberately set — and the justification doesn't hold up

Appendix F is a Clause 4.6 Variation Request. It admits the building exceeds the maximum height under the Sydney LEP 2012. The limit for this site is RL135; the DA asks for RL137 to the parapet and RL140.8 to an "architectural roof feature." The developer calls this a 1.5% variation and asks Council to wave it through.

That number deserves scrutiny, because RL135 wasn't picked at random. Council set it through detailed urban design analysis — Design Advisory Panel input, heritage advice, shadow modelling, expert review — specifically to manage this site's impact on the people who live around it. Even the Clause 4.6 document concedes the control was designed around specific site constraints. Having set that limit deliberately, Council shouldn't waive it just because the overshoot looks small on paper.

Council's own framework confirms this, and shows the height already includes a wind allowance

This is confirmed by Council's own Post Exhibition report on the Ultimo Pyrmont planning framework, considered by the Central Sydney Planning Committee on 23 October 2025. That report records RL135 for this exact site as deliberately set well below the NSW Government's permitted maximum of RL320–340, specifically to minimise overshadowing and respond to the future Blackwattle Bay development. This isn't a figure open to a percentage-based waiver — it's a height Council chose on purpose.

More importantly, the same report shows RL135 already includes one upward revision for genuine technical necessity: the control exhibited at RL120 was raised to RL135 because

detailed wind modelling required a 2-level void above the podium to fix a wind problem on the street. The legitimate technical allowance for this site is therefore already built into RL135. What the developer is now asking for is a second increase on top of that — justified by floor-to-floor changes and a roof feature, which are design choices, not constraints. Council has already given this site the benefit of one technical adjustment. A further variation on discretionary grounds shouldn't follow automatically from the first.

The same report's own street-level solar access modelling for the RL135 envelope was the evidence base Council relied on to adopt that height. The DA's Clause 4.6 shadow assessment has never been tested against that adopted methodology at the height actually proposed — only against the marginal 2-metre comparison. I'd ask Council to require shadow diagrams prepared the same way it prepared its own, at the height actually proposed.

The 1.5% framing doesn't hold up at street level

For someone living across the road, a 2-metre increase on a tower already over 100 metres tall isn't perceptible as "1.5%." What matters is the extra shadow, the extra visual bulk of an already very tall building, and the extra wind effects imposed on people who live at street level and look at this thing every day. The Clause 4.6 document doesn't assess any of that — it only asks whether the extra 2 metres adds shadow beyond a compliant scheme. That's a much narrower question than whether the building, as a whole, is acceptable.

The reason given is a design choice, not a constraint

The Clause 4.6 document blames the exceedance on raising floor-to-floor heights from 3,180mm to 3,200mm, said to be required for Apartment Design Guide and Building Code compliance. A 20mm increase per floor doesn't push a tower two metres over the limit by itself — the document itself admits the rest comes from "vertical redistribution of built form mass" in the competition-winning design, plus the architectural roof feature carried over from that scheme. These are design choices, not constraints. The developer picked a design that broke the limit and is now asking Council to approve the exceedance. That isn't what Clause 4.6 is for.

The shadow comparison sidesteps the real question

The Clause 4.6 shadow diagrams compare a compliant RL135 scheme to the proposed RL137 scheme and conclude the extra shadow from those 2 metres falls on water and roads, not homes. That isn't the question that matters. What matters is the total shadow this building casts on existing residents like us at Tara — a building that adds no extra shadow in its top 2 metres can still be devastating at the height it already reaches under a "compliant" envelope. This comparison only tells us the top slice doesn't add much more shadow. It says nothing about whether the whole thing is acceptable.

The escarpment and heritage items deserve more than a dismissal

Appendix F lists the sandstone escarpment from the old Saunders Quarry (heritage item I1199) and the Railway Cutting (I1203), then dismisses any impact on them on the basis they're effectively concealed from public view. I don't accept that. The escarpment is visible and gives Quarry Master Drive its name — it's visible from the street every day and defines the character of this part of Pyrmont. Heritage protection under the LEP and the Heritage Act extends to a place's setting, not just direct lines of sight, and a tower reaching RL140.8 right beside a listed sandstone escarpment doesn't become invisible to it because a consultant has found one technical reading of "concurrent view." I'd also ask Council to require the geotechnical reports (Appendices L and M) and dewatering plan (Appendix FF) to be independently reviewed with the escarpment's structural stability specifically in mind.

4. The DA’s expert reports can’t be relied on

Four reports, five figures for the building’s scale — and none of them agree

Before getting to what the reports say, it’s worth noting that four separate consultants can’t agree on the basic facts of what they’re assessing. The wind report describes “a 39-storey commercial use building with a 6-storey podium” — wrong height, wrong use class, wrong podium. The access report gives the building as 36 storeys in one place and 45 in another, neither matching the 37-storey DA. The design competition report records 196 apartments; the solar access report says 175; the access report says both 176 and 465 depending on which section you’re reading. Five different figures for the scale of this development, across the developer’s own consultants. The BCA Assessment Report (Appendix, Steve Watson & Partners, 23 April 2026) adds two more: it records the building’s Rise in Storeys as 39 and Number of Storeys as 44 — neither matching the DA, and neither matching each other. That is now at least six distinct figures for this building’s scale across the developer’s own technical reports.

I’m asking Council to treat that as a serious problem in its own right. Where five independent consultants can’t agree how big the building is, Council can’t be confident any of them assessed it with the rigour the DA process is supposed to guarantee. The applicant should be required to confirm in writing, for every report relied on, that it has been checked against the current architectural drawings. And if the current DA scheme no longer matches the apartment count of the design competition’s winning scheme, Council should require the applicant to demonstrate the design excellence floor space bonus under Clause 6.21D is still justified by the scheme actually in front of it.

The substance underneath the labelling errors is worse

The acoustic report’s embedded file metadata identifies it as an assessment for “Sinclair Tower, 186 Sutherland Street, Sydney” — not this site. Its conclusion recommends approval of a “Section 4.55 modification,” the EP&A Act provision for modifying an existing consent, when D/2026/513 is a fresh DA with no existing consent to modify. A report that recommends a Section 4.55 modification was not written for this application. I’m asking Council to require E-LAB Consulting to confirm in writing that the report was prepared specifically for D/2026/513 — if it can’t be confirmed, a fresh assessment should be required before this DA is determined.

The BCA Assessment Report (Appendix, Steve Watson & Partners) confirms this was not an isolated error. Its own revision history table records Revision R1.0, dated 19 April 2026, as a “Short Form BCA Report for S4.55 Submission to the City of Sydney.” Revision R1.1, issued four days later, updated that to “Final Report to accompany the submission to the City of Sydney Council.” This confirms the entire DA package — not just the acoustic report — was originally assembled for a Section 4.55 modification to an existing consent. When the application type changed, the consultants updated their cover descriptions but left Section 4.55 references throughout. The acoustic report’s wrong conclusion was not a typo; it accurately described what the package was originally built for. Council is being asked to determine a fresh DA that appears to have been prepared, at least in part, as something else.

Construction noise isn’t assessed — it’s deferred entirely. The acoustic report’s one paragraph on construction noise says it “will be assessed as part of a future Construction Noise and Vibration Management Plan.” There’s no predicted noise level anywhere in the report, no vibration modelling for demolition, excavation or piling at our 18-metre separation, and no monitoring strategy. For the closest residential building to this site, that’s the single biggest gap in the whole acoustic package.

No noise measurement was ever taken near us. The report's four monitoring points sit near the Western Distributor or to the east and northeast of the site — nowhere near Quarry Master Drive or Tara's façade. Tara is never named in the report, and no modelled noise level exists for our building at any stage of construction or operation. The pool deck on Level 5, directly visible from and at a similar height to our upper floors, is "managed" with signage and a ban on amplified music — a behavioural promise, not an engineering control, with no modelling behind it.

The access report applies the wrong council's planning rules. Section 5.1 assesses adaptable housing against the Parramatta DCP — this site is in the City of Sydney. That error produces a different benchmark, a different dwelling count and a different compliance outcome from Section 6.2 of the same report, which applies the correct DCP. The two sections can't agree whether the building complies with its adaptable housing obligations. And buried in the same report is an admitted structural non-compliance: a column sitting inside the shared transfer zone of the accessible car bays, in breach of AS2890.6, with the only proposed remedy being that "a BCA Performance Solution is required" — a document that hasn't been submitted. Council is being asked to approve a known design defect on a promise it'll be fixed after consent is granted, when the columns are already poured.

The BCA Assessment Report (Appendix, Steve Watson & Partners) extends this pattern significantly. It identifies 19 separate non-compliances requiring Performance Solutions across fire separation, exit travel distances, fire hydrants, sprinklers, smoke hazard management, emergency lifts, carpark ventilation, the internal atrium and wall cladding — none of which have been prepared or submitted with this DA. The only fire engineering document in the package that could address any of these, the Fire Safety Engineering Design Review by Scientific Fire Services (23 April 2026), does not resolve a single one: it provides in-principal support only, and identifies not 19 but 32 separate BCA departures requiring Performance Solutions — meaning the developer's own consultants cannot agree on the scale of the unresolved fire safety problem. Among those 32, the atrium departures alone propose omitting smoke control systems, omitting EWIS, reducing occupant exits from two to one, and omitting stairwell pressurisation — significant life safety items with no modelling, no Fire & Rescue NSW consultation and no approved solution behind them. The report's own disclaimer states it "represents a compliance report for 'documentation to this point in time' and will be subject to amendment and further detailed assessment at the Construction Certificate stage." For a 122.7-metre residential tower, deferring 32 fire safety Performance Solutions to after consent is granted — when the structure is already committed — is exactly the same pattern across this entire DA package: compliance is asserted rather than demonstrated, and the unresolved issues are left for a stage when Council has no further opportunity for scrutiny.

The wind report fails its own test without permanent screening. Without mitigation, the Level 5 pool deck breaches both comfort and safety limits, and Level 38 communal areas reach conditions the City's own criteria describe as dangerous to the elderly and children. The only path to acceptable conditions is a specific package of 1.8m walls, screens, canopies and dense planting, built exactly as modelled and maintained permanently. When RWDI checked the actual DA drawings, the Level 5 screening had already shrunk from what was modelled — the gap between what was assessed and what's actually proposed has opened before consent is even granted. The report also concedes its steady-state CFD method doesn't capture the gusts that cause real danger, and Sydney's strongest winds — from the south — are exactly what this method misses. None of the wind modelling looks at Quarry Master Drive at all. The street outside is covered in one sentence claiming "comfortable" conditions with no modelling behind it, while the CFD diagrams show intense channelling and high-velocity flows pointed directly at the people on the other side of that narrow street.

The design competition jury flagged the height problem — and a façade problem facing us — fourteen months before this DA was lodged, and neither was fixed. The jury's own report

from January 2026 records that it “acknowledges the tower’s non-compliances with the DCP envelope which will be subject to further assessment” — undercutting the Clause 4.6 story that the exceedance arose from a later, unavoidable design refinement. The jury also specifically criticised the western Quarry Master Drive facade— our facade— for dedicating too much frontage to services and directed the winning scheme to fix it. I’ve seen nothing in the DA drawings showing that was done.

The DCP Compliance Assessment records the public views clause as compliant purely by reference to an earlier planning proposal process, not any assessment of this building’s actual view impacts on us. It relies entirely on the same deficient wind report to mark the Wind Effects clauses compliant. And it self-assesses deep soil provision, floor-to-floor heights and street setbacks as only “Partial” compliance — each justified by reference back to “the Competition Winning Scheme” without independent analysis.

5. The view loss will be severe, permanent, and is being dismissed with circular reasoning

The Clause 4.6 document waves away view loss in one line: the building is taller than anything around it, so there’s nothing to share. That’s circular — the building is so tall it blocks all nearby views, therefore there are no views worth protecting. That isn’t how Tenacity Consulting v Warringah [2004] NSWLEC 140 works. Tenacity requires an actual assessment of the views a property currently enjoys, how much will be lost, how important they are, and whether the design could be changed to reduce the loss.

I can be specific about what I’ll lose. From my apartment I currently have a clear, unobstructed view of the Sydney skyline, including the iconic Sydney Tower — the tallest structure in the city — and across to Darling Harbour, where I watch the New Year’s Eve fireworks as well as regular scheduled fireworks. I’ve had this outlook for almost 20 years. It’s part of why I bought here. Photographs of the current view are at Appendix 1.

A 37-storey tower directly opposite, rising to RL140.8, will block all of it. Sydney Tower currently sits clearly above the existing low-rise buildings on this site; a 37-storey wall of apartments will put it out of sight entirely. The outlook across Darling Harbour goes the same way.

Sydney Tower isn’t an ordinary view element. It’s an internationally recognised landmark and a clear view of it is, by any reasonable measure, high-value amenity — the same goes for Darling Harbour fireworks. Both are currently open, direct and unimpeded. The loss is also likely to affect what my apartment is worth, given the well-known premium attached to skyline views in inner Sydney — I raise that only as further evidence of the amenity loss, not as a separate planning ground.

I’m asking Council to require a proper view impact assessment done under the Tenacity principles, that actually identifies what Tara residents currently enjoy and what they stand to lose — not the generic “nearby dwellings” language currently used.

6. Overshadowing of existing residents has never actually been assessed

The Solar Access Assessment (Appendix R) measures sunlight to the 175 new apartments against the ADG’s 2-hour minimum. What it doesn’t contain, anywhere, is any assessment of sunlight existing residents will lose. No shadow diagrams of Tara. No calculation of hours lost. The ADG standard protects the new building’s own apartments — it says nothing about what happens to us. A building can fully comply with it while casting deep, prolonged shadow over every existing neighbour.

The City's own Ultimo-Pyrmont planning studies named overshadowing of Tara, Carmichael Park, The Knoll and Distillery Drive apartments as a key reason for setting RL135. This report doesn't engage with that at all. And the fact that 13 of the new building's own apartments get zero winter sun — the ones on the lower floors facing straight at us — is itself a warning about what the podium and tower will do to Tara. The ADG window also only runs 9am to 3pm; any shadow before 9am is invisible to the methodology but real for units with an easterly aspect that currently get early morning sun.

I'd ask Council to require shadow diagrams that specifically assess Tara's existing amenity — not only a comparison between a compliant and non-compliant version of the new scheme — and to require the Solar Reflectivity Assessment (Appendix S) be checked specifically against our habitable rooms and balconies.

7. The streets cannot carry this development

The Traffic and Parking Assessment (Appendix V) understates the impact on Tara and 120–122 Saunders Street. There are two new vehicle crossovers on Quarry Master Drive — the 190-space basement entry/exit on the southwest section, and a separate driveway for a waste truck loading dock in the middle of the western section. Neither the traffic report nor the Construction Management Plan looks at how these two interact with each other, let alone with our driveways and those of 120–122 Saunders Street.

This part of Pyrmont was not designed for pass through traffic or any significant traffic volume Quarry Master Drive is akin to a cul de sac. The trip generation figures — just 27 vehicles per hour in the AM peak for 190 car spaces — use the lowest possible TfNSW category, justified partly by a Pyrmont Metro Station that hasn't been built and might not open for years. Basing a permanent traffic assessment on infrastructure that doesn't yet exist, with no sensitivity analysis, reaches a comfortable number by assuming the best case. Luxury apartments mean well above average utilisation of vehicles by the residents, low balling the reality of the matter is misleading.

Nobody has assessed the conflict between a car queuing at the basement gate and a car trying to exit Tara's driveway directly opposite — something that will happen every single peak period. There's no sight-distance analysis, no queuing assessment, nothing on whether we'll be able to safely exit while the gate is operating.

A 37-storey building requires fire appliance access around its perimeter. The traffic report has no swept-path analysis for a 14.5-metre aerial appliance on the curved section of Quarry Master Drive with two new driveways also in play. I'm asking Council to require this be demonstrated before any consent is granted.

Saunders Street is a designated cycling corridor. The Construction Management Plan puts one of three crane loading zones directly on it, with no assessment of how cyclists are managed during construction — which could run for years.

8. Construction impacts remain unknown

The Construction Management Plan (Appendix KK) is explicitly preliminary — no principal contractor will be appointed until after approval, and the traffic, noise and waste detail will all be worked out later by whoever wins that job. Three tower cranes are proposed, one per surrounding street, meaning all three streets around this site could be carrying loading zones simultaneously, with no analysis of what that does to residents' driveway access, cyclists, or emergency vehicles.

Proposed construction hours run 7am–6pm weekdays and 7am–5pm Saturdays. The NSW EPA's own Interim Construction Noise Guideline — the standard the acoustic report itself cites — sets Saturday hours at 8am–1pm. The CMP's hours start an hour earlier and run

four hours longer than that, for a building 18 metres from our windows. Combined with the acoustic report's complete absence of construction noise modelling, nobody has put a number on what years of demolition, excavation and piling at 18 metres will actually sound like inside our homes.

9. What I'm asking Council to do

I'm asking Council to refuse this application. Put together:

- The building exceeds RL135, a limit Council deliberately set and which already includes one technical allowance — the Clause 4.6 justification for a second increase doesn't withstand scrutiny (Section 3).
- The Clause 4.6 shadow assessment only looks at the extra 2 metres, not the total overshadowing impact on Tara and other existing residents (Sections 3, 6).
- The view impact analysis dismisses neighbour impacts with circular reasoning that shouldn't satisfy the Tenacity principles. My clear, unobstructed view of Sydney Tower and the Darling Harbour fireworks will be permanently lost (Section 5).
- Four separate expert reports give five different figures for the scale of this building and don't reliably describe what's actually being approved — and the BCA Assessment Report adds two more, bringing the total to at least six distinct figures across the developer's own consultants (Section 4).
- The acoustic report shows signs of being prepared for a different application — mismatched embedded metadata and a conclusion addressing a "Section 4.55 modification" rather than a fresh DA. The BCA Assessment Report's own revision history confirms this was not isolated: it was originally titled a "BCA Report for S4.55 Submission." The DA package appears to have been assembled for a different application type. The acoustic report also contains no construction noise modelling for the closest residential neighbour at 18 metres (Section 4).
- The access report applies the wrong council's DCP to adaptable housing with internally contradictory results, and defers a known structural non-compliance in the accessible car park with no Performance Solution submitted (Section 4).
- The fire engineer's own review identifies 32 BCA departures requiring Performance Solutions — not 19 as recorded in the BCA Assessment Report — and resolves none of them. Among the 32, the atrium proposals alone include omitting smoke control systems, EWIS, and stairwell pressurisation, and reducing two exits to one. These are unresolved life safety items deferred to after consent is granted, when Council has no further opportunity for scrutiny (Section 4).
- The design competition jury flagged the height exceedance and a facade problem facing Tara as unresolved fourteen months before this DA was lodged — neither was fixed (Section 4).
- The basement entry sits directly opposite Tara's driveways, creating an unavoidable daily conflict that hasn't been assessed (Section 7).
- Fire appliance access on the curved section of Quarry Master Drive with two new crossovers has not been demonstrated (Section 7).
- The construction management plan is a preliminary placeholder that defers every difficult question to a future contractor, and proposes Saturday hours that exceed the ICNG standard for a building 18 metres from existing homes (Section 8).

I have lived at Tara Apartments for close to years. I chose to live here. This building will be built 18 metres from my home and I will feel its effects every day, during construction and long after it finishes. I'm asking Council to weigh the deficiencies set out above, and the

impact on my family and neighbours, against the developer's arguments carefully, and to refuse this application.

Yours sincerely,

[redacted]

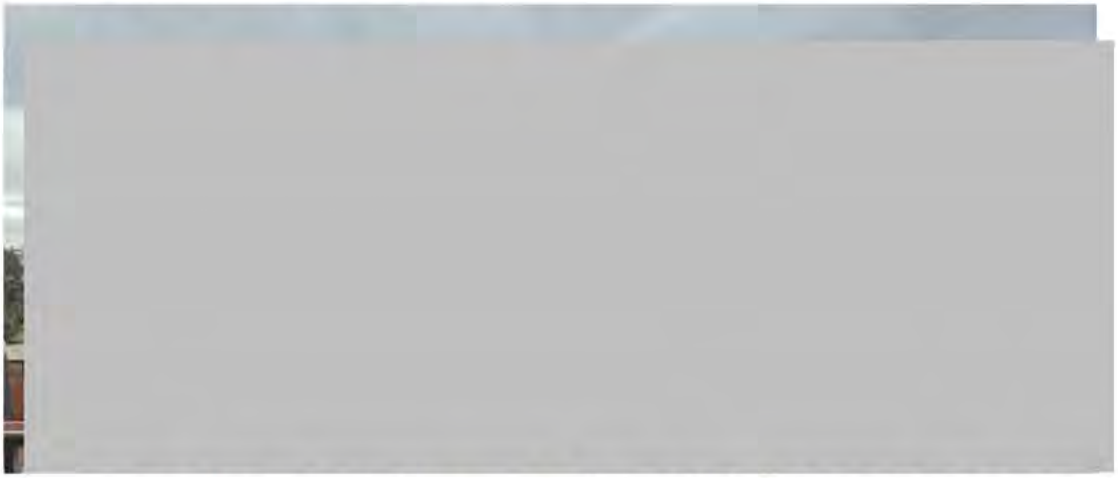
[redacted] Tara Apartments, 2–10 Quarry Master Drive, Pyrmont NSW 2009

Email: [redacted] / Phone: [redacted]

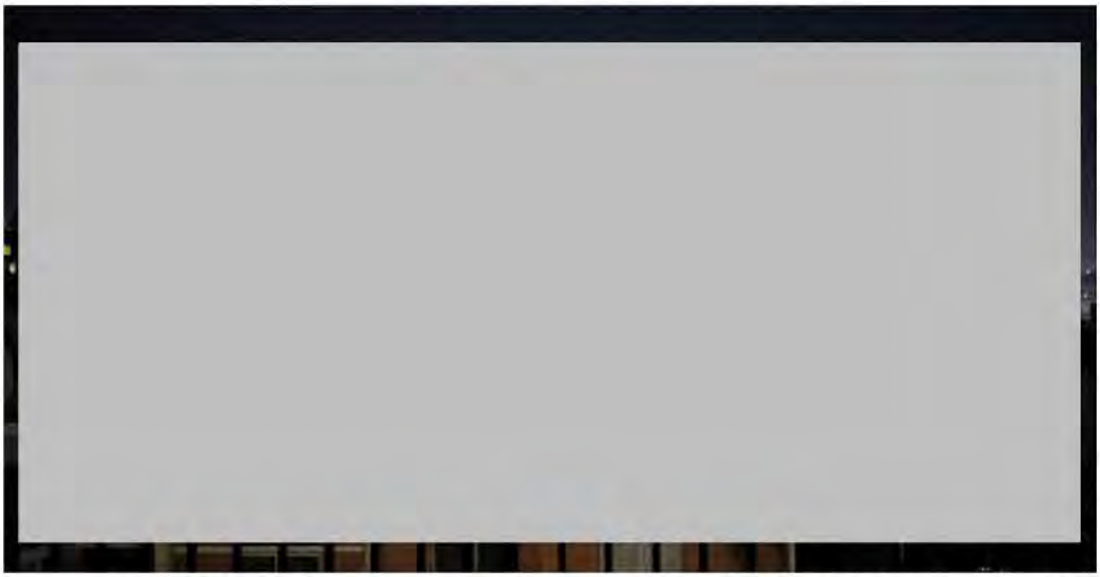
2 July 2026

Appendix 1: Photographs of the current view

The following photographs were taken from my balcony and living/dining areas on the [redacted] of 2–10 Quarry Master Drive, Pyrmont (Tara Apartments), and show the current, unobstructed view referred to in Section 5 of this submission. This view would be lost if the proposed development proceeds.



Photograph 1 — Day view, looking east toward the Sydney CBD skyline including Sydney Tower, taken from the balcony / living and dining area, [redacted] of Tara Apartments.



Photograph 2 — Night view from the same position, showing the illuminated Sydney Tower and CBD skyline.

From: Öykü Tomris Candan <[redacted] on behalf of Öykü Tomris Candan <[redacted] <Öykü Tomris Candan <[redacted]

Sent on: Friday, July 3, 2026 1:48:10 PM

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

CC: Cagan Candan <[redacted]

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: OBJECTION TO DEVELOPMENT APPLICATION – 26–38 Saunders Street, Pyrmont - Oyku&CaganCANDAN.docx (17.35 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 Assessing Officer,

We are writing to you as owners and residents of 122 Saunders Street to formally object to the development application for 26–38 Saunders Street.
We moved to 40 Saunders Street, Pyrmont five years ago as tenants, drawn to this neighbourhood due to its community feel and being a quiet pocket despite its closeness to the city. Just this February, we were thrilled to finally purchase our first apartment in the very same neighbourhood, at 122 Saunders Street. Having previously lived in Istanbul for years, we witnessed firsthand how overdevelopment can slowly erode the quiet, livable pockets of a city. We are genuinely concerned that approving a 37-storey tower and 10-storey podium in this specific location will introduce those exact same problems to Pyrmont.

We strongly urge Council to refuse this application due to the profound impact it will have on our local infrastructure and well-being:

- **Unmanageable Traffic and Access:** The proposal includes parking for roughly 190 vehicles, with the entry and exit placed directly opposite our building's driveway. Bank Street is already experiencing heavy congestion since the new Fish Market opened, and the Anzac Bridge road is a significant bottleneck every evening. Adding 190 cars attempting to exit directly across from our driveway during the evening rush hour will create dangerous gridlock, making it incredibly difficult for existing residents to simply navigate home after work.

- **Prolonged Construction Disruption:** Excavating six basement levels and constructing a 37-storey tower will subject immediate neighbours to years of noise, dust, and heavy truck congestion. Having just purchased our home here, the reality of living next to an industrial-scale construction zone for an extended period is deeply concerning.

- **Loss of Privacy and Overbearing Scale:** A 10-storey podium and 37-storey tower directly across the street is entirely out of scale for this quiet pocket of the neighbourhood. The imposing bulk of the structure will allow hundreds of new apartments direct sightlines into our private living spaces.

- **Loss of Sunlight and Amenity:** A building of this immense height directly across the street will cast significant shadows over our building. Losing our natural sunlight will make our living spaces noticeably darker and colder, stripping away a fundamental part of the residential amenity we paid for when we bought our home.

- **Severe Impact on Daily Quality of Life:** Ultimately, when you combine the traffic gridlock, years of construction noise, loss of privacy, and blocked sunlight, this development will completely degrade our daily quality of life. The peaceful environment we invested in just months ago will be replaced by the constant stress of living in the shadow of an oversized mega-structure.

This proposed structure is fundamentally out of step with the existing streetscape and the carrying capacity

of our local roads. We respectfully ask the City of Sydney to reject this application in its current form to protect the livability and unique character of Pyrmont.

You can also find our official letter attached.

Yours sincerely,

Oyku TOMRIS CANDAN & Cagan CANDAN

Residents and Owners, 122 Saunders Street

Oyku TOMRIS CANDAN & Cagan CANDAN

Unit 16, 122 Saunders St, Pyrmont NSW 2009

[redacted] & [redacted]

03/07/2026

City of Sydney

GPO Box 1591

Sydney NSW 2001

SUBJECT: OBJECTION TO DEVELOPMENT APPLICATION – 26–38 Saunders Street, Pyrmont

Dear Assessing Officer,

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Yours sincerely,

Oyku TOMRIS CANDAN & Cagan CANDAN

Residents and Owners, 122 Saunders Street

From: Renee Willemsen <[redacted] on behalf of Renee Willemsen <[redacted] <Renee Willemsen <[redacted]

Sent on: Friday, July 3, 2026 2:40:53 PM

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

Subject: Objection Application Number: D/2026/513

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Attn: Development Assessment Team / Planning Officer for D/2026/513

Re: Development Application Objection

- Application Number: D/2026/513
- Property Address: 26-38 Saunders Street, PYRMONT NSW 2009
- Applicant: TM NO.6 PTY LTD
- Description: Strata plan consolidation, demolition of existing building, excavation, earthworks, tree removal, and construction of shop-top housing

Dear Sir/Madam,

I am writing as an affected local resident of Pyrmont to lodge a formal objection regarding the proposed development at 26-38 Saunders Street (DA D/2026/513). I have lived in Pyrmont since 2009, while I understand the ongoing need for thoughtful urban renewal, the scale, intensity, and environmental impacts of this specific proposal present serious issues that conflict with the City of Sydney's current planning controls.

I request that the Council rejects this application or insists on substantial design revisions based on the following key issues:

1. Excessive Scale, Bulk, and Loss of Amenity (Sydney DCP Compliance)

The proposed shop-top housing structure represents a significant increase in built form density over the current site envelope.

- Overshadowing & Solar Access: The building's height and massing will severely compromise solar access to surrounding residential properties and nearby public spaces. The applicant has not demonstrated that neighbouring homes will retain the mandatory minimum of 2 hours of direct sunlight between 9:00 AM and 3:00 PM during the winter solstice.
- Visual Bulk & Overlooking: The scale introduces a visual bulk that is out of step with the immediate local context of Saunders Street. Furthermore, the positioning of balconies and windows raises significant privacy concerns, resulting in direct overlooked views into adjacent private living areas.

2. Environmental Impacts and Tree Removal

The proposal includes the complete removal of established trees on the site. Pyrmont already suffers from a dense urban heat island effect, and the elimination of mature canopy cover directly contradicts the City of Sydney's Greening Sydney Strategy. The applicant should be required to amend the design to preserve significant existing vegetation or heavily step back the footprint to retain the local canopy.

The trees on the street and surrounding the light rail line are filled with the hundreds of local birds in the area, including the local lorikeet colony (hundreds of birds), ibis, native minor birds, kookaburras and more recently a flock of cockatoos and galahs.

3.Sustainability and Excessive Material Waste (Embodied Carbon)

The existing building on the site is less than 30 years old, meaning it has not yet reached even a fraction of its intended structural lifespan.

- Loss of Embodied Carbon: Demolishing a functional, modern structure to build a new one results in an

unacceptable waste of "embodied carbon"—the massive amount of energy and emissions already expended to manufacture and assemble its concrete, steel, and building materials.

- Landfill and Construction Waste: Knocking down a building of this scale generates thousands of tons of high-impact demolition waste, directly undermining the City of Sydney's*Waste Strategy* and circular economy objectives.
- Contradiction of Council Policy: At a time when the City of Sydney's Climate Emergency Response Plan policy heavily prioritizes retrofitting, adaptive reuse, and carbon reduction, allowing the wholesale destruction of a near-new asset simply to maximize developer yield sets a dangerous environmental precedent. This also contradicts your policy, as a local resident this informs voters that the current council can not be trusted. The applicant should be required to justify why the existing structure cannot be adaptively modified or expanded rather than entirely destroyed.

4. Excavation, Earthworks, and Structural Risks

The site footprint requires extensive excavation and earthworks to facilitate the new structure.

- Geotechnical Stability: Pyrmont's unique topography and sandstone geology mean that heavy excavation pose vibration and structural cracking risks to adjacent, older buildings on Saunders and surrounding streets.
- Acoustic Disruption: The prolonged excavation phase will cause intense structural noise and vibration disruption to local residents, many of whom work from home or are vulnerable to long-term noise pollution.

5. Traffic, Parking, and Laneway Access Constraints

Saunders Street and its immediate intersections are already highly constrained narrow corridors. The addition of commercial retail deliveries (for the shop-top component) alongside increased residential vehicle movements will exacerbate existing traffic friction. The DA does not adequately address how heavy service vehicles, garbage collection, and increased residential traffic will safely navigate the tight street layout without impacting pedestrian safety.

No doubt extensive street closures will also be required which will impact on local traffic flow, not to mention increased noise pollution and traffic from any trucks related to the build.

There is a thriving local Italian restaurant across the road whose business will also be significantly impacted by this build. This is a much loved local eatery and there are not many food businesses left in the area.

For the reasons outlined above, the proposal in its current state fails to satisfy the core objectives of the Sydney LEP and DCP regarding neighbourhood character, residential amenity protection, and environmental sustainability.

I also empathise with the people residing in the existing building, regards of whether the residents are renting or own, this would cause significant impact to their lives and with current rising cost of living, and a lack of inventory in the area this will mean that people will need to move away from the area and it will also drive up the local rental and property market, which will impact other locals, like myself. With the current state of the economy and access to housing, this will only contribute to the residents financial burdens and cost of living stress.

I urge the City of Sydney Council to refuse the application in its current form and require the applicant to submit a significantly scaled-down proposal that respects the physical constraints and community character of Saunders Street.

Please keep me updated regarding any public panel assessments, upcoming community consultations, or changes to this application.

Yours faithfully,

Renee Willemsen

57/ 149 Pyrmont St Pyrmont

Ms Renee Willemsen

e: [redacted]

M: [redacted]

From: Catherine Williams <[redacted] on behalf of Catherine Williams <[redacted] <Catherine Williams <[redacted]

Sent on: Friday, July 3, 2026 12:21:45 PM

To: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; Jess Miller <JMiller@cityofsydney.nsw.gov.au>; Zann Maxwell <ZMaxwell@cityofsydney.nsw.gov.au>; Adam Worling <AWorling@cityofsydney.nsw.gov.au>; Olly Arkins <OArkins@cityofsydney.nsw.gov.au>; [redacted] ore@cityofsydney.nsw.gov.au; City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Objection to Pyrmont Planning Project D/2026/513 for 26 -38 Saunders Street, Pyrmont

Attachments: Objection to the Pyrmont Planning Proposal 0307.docx (20.5 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.

I am writing to lodge my submission regarding the proposed development in the Pyrmont precinct.

While I support the need for increased housing supply in Sydney, I have significant concerns about the scale, proximity, and cumulative impacts of this proposal on existing residents of the Tara building and surrounding community.

My submission outlines key issues relating to residential amenity, noise, dust, traffic congestion, road safety, financial impacts on property owners, and the broader cumulative pressure of ongoing densification in the area. These concerns are based on both lived experience in the precinct and information contained within the applicant's own technical assessments.

I respectfully request that Council give full and direct consideration to the impacts outlined in the attached submission, particularly in relation to the practical lived experience of residents in close proximity to the proposed development. I also ask that these concerns be considered in detail alongside the applicant's documentation, rather than solely through summary reporting, to ensure a complete understanding of the impacts.

Thank you for the opportunity to make this submission. I trust that it will be given careful consideration as part of the assessment process.

Yours sincerely,

Catherine Williams Resident

Megan Williams Owner and Resident

Unit 16. 2-10 Quarry Master Drive

Pyrmont NSW 2009

Email: [redacted]

Mob: [redacted]

Submission: Objection to Pyrmont Planning Proposal

Executive Summary

This submission raises significant concerns regarding the proposed development in relation to residential amenity, environmental impacts, traffic congestion, road safety, financial impacts on existing property owners, and the cumulative effects of ongoing densification within the Pyrmont precinct. While the need for additional housing supply is acknowledged, the scale, proximity and configuration of the proposed development would result in substantial and prolonged adverse impacts on existing residents of the Tara building and adjacent communities. It is respectfully requested that Council give full and direct consideration to the matters raised in this submission, including the lived experience of residents and the evidence provided in the applicant's own technical assessments, to ensure all community concerns are appropriately and transparently assessed in the decision-making process.

Introduction

While I acknowledge the need to increase housing supply within Sydney, I have significant concerns regarding the proposed development and its impacts on existing residents of the Tara building and the surrounding Pyrmont precinct.
This submission focuses on the likely impacts on residential amenity, health and wellbeing, traffic and safety, financial impacts, and the adequacy of alternative development opportunities within the broader area.

Disturbance and Loss of Amenity

The proposal does not adequately recognise the substantial disruption that would be imposed on existing residents during demolition and construction.
The assessment appears to rely on standard planning controls to manage noise, dust and construction impacts. However, lived experience in this precinct demonstrates that such measures do not fully mitigate disruption. During the recent lighting upgrade, residents experienced approximately five months of noise, altered traffic arrangements, early morning site activity from 6.00am, and ongoing inconvenience. While contractors were professional and cooperative, the project still had a significant impact on daily living.
A full-scale demolition and redevelopment would be of a far greater magnitude and duration.

Noise, Dust and Environmental Impacts

The Tara building already experiences elevated ambient noise levels, with sound amplified by surrounding built form and the adjacent cliff face. Even routine street activity can be clearly heard within apartments.
Demolition and construction directly opposite the building would result in prolonged periods of elevated noise, vibration and dust. These impacts are unlikely to be fully mitigated through standard controls, particularly given the proximity of the proposed works.
Dust is already a known issue in the area due to surrounding road traffic and nearby construction activity. The addition of major demolition works would significantly exacerbate this condition.
Residents should not be expected to endure prolonged environmental disruption of this scale without more robust mitigation and assessment.

Health, Wellbeing and Loss of Amenity

The proximity and scale of the proposed development would significantly reduce the liveability of affected apartments, particularly those with direct frontage to the site. Balconies and private outdoor areas would be subject to persistent noise, dust and construction activity, resulting in a substantial loss of reasonable residential amenity. This would contribute to increased stress and reduced wellbeing for residents over an extended period. The impact is not limited to inconvenience but represents a meaningful reduction in quality of life within private dwellings.

Population Density and Strategic Considerations

The proposal identifies increased housing supply as a key objective. However, Pyrmont and Ultimo are already among the most densely populated suburbs in Sydney.
The demolition of existing residential buildings in established areas should be carefully weighed against alternative redevelopment opportunities within the broader precinct, including the Blackwattle Bay Fish Market redevelopment area, where large-scale housing could be delivered with significantly reduced direct impact on existing residents.

Traffic Congestion and Road Safety

The developer's Traffic Impact Assessment estimates that the proposal will generate approximately 346–387 vehicle movements per day, representing a net increase of around 250 additional daily vehicle trips on the local road network.
This additional demand will further strain already constrained streets and intersections, particularly during peak periods. The introduction of 109 residential dwellings and seven retail tenancies will increase pressure on local traffic conditions and may contribute to reduced intersection performance and increased delays.

Road Safety Impacts

Of particular concern is the location of the single vehicle access point, positioned opposite existing driveways at 2–10 Quarry Master Drive and 120–122 Saunders Street.
This creates a concentrated conflict point between vehicles entering and exiting multiple properties, pedestrians, and cyclists.
Residents already have to navigate challenges involving vehicles from adjacent driveways and cyclists using the nearby Anzac Bridge shared cycle and pedestrian path. Placing a high-volume access point directly opposite existing driveways significantly increases the potential for vehicle conflicts and reduces overall safety for all road users.

Financial Impact on Residents

The proposed development would also have significant financial implications for existing apartment owners. Extended demolition and construction activity directly opposite the Tara building is likely to reduce the attractiveness of apartments to both purchasers and tenants. This may place downward pressure on property values and rental returns
Owners who may need to sell due to changing personal circumstances could be disadvantaged by temporary but prolonged construction impacts that are beyond their control.
It will be difficult to cope with the stress and increased disruption if the project goes ahead, yet our ability to move or make alternate living arrangements are also constrained.

Request for Review

In light of the concerns outlined above, I respectfully request that Council:

- Undertake a more detailed assessment of the cumulative impacts of the proposal on existing residents, including health, amenity and traffic safety;
- Reconsider whether demolition of existing residential buildings in this location is appropriate given alternative redevelopment opportunities within the broader Pyrmont precinct, including Blackwattle Bay;
- Ensure that greater emphasis is placed on minimising impacts to established residential communities in future planning decisions;
- Consider enhanced mitigation measures should the proposal proceed, including stricter construction controls, monitoring of noise and dust, and improved traffic management arrangements.

While I support the need for increased housing supply in Sydney, this should not come at a disproportionate cost to the health, safety, financial wellbeing and residential amenity of existing communities.

Megan Williams Owner and resident

Catherine Williams Resident

Unit 16 2-10 Quarry Master Drive
Pyrmont NSW 2009

Email: [redacted]
Mob: [redacted]

From: Catherine Williams <[redacted] on behalf of Catherine Williams <[redacted] <Catherine Williams <[redacted]

Sent on: Friday, July 3, 2026 12:16:10 PM

To: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; Jess Miller <JMiller@cityofsydney.nsw.gov.au>; Zann Maxwell <ZMaxwell@cityofsydney.nsw.gov.au>; Adam Worling <AWorling@cityofsydney.nsw.gov.au>; Olly Arkins <OArkins@cityofsydney.nsw.gov.au>; [redacted] ore@cityofsydney.nsw.gov.au; City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Objection to Pyrmont Planning Project

Attachments: Objection to the Pyrmont Planning Proposal 0307.docx (20.5 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.

I am writing to lodge my submission regarding the proposed development in the Pyrmont precinct.

While I support the need for increased housing supply in Sydney, I have significant concerns about the scale, proximity, and cumulative impacts of this proposal on existing residents of the Tara building and surrounding community.

My submission outlines key issues relating to residential amenity, noise, dust, traffic congestion, road safety, financial impacts on property owners, and the broader cumulative pressure of ongoing densification in the area. These concerns are based on both lived experience in the precinct and information contained within the applicant's own technical assessments.

I respectfully request that Council give full and direct consideration to the impacts outlined in the attached submission, particularly in relation to the practical lived experience of residents in close proximity to the proposed development. I also ask that these concerns be considered in detail alongside the applicant's documentation, rather than solely through summary reporting, to ensure a complete understanding of the impacts.

Thank you for the opportunity to make this submission. I trust that it will be given careful consideration as part of the assessment process.

Yours sincerely,

Catherine Williams Resident

Megan Williams Owner and Resident

Unit 16. 2-10 Quarry Master Drive

Pyrmont NSW 2009

Email: [redacted]

Mob: [redacted]

Submission: Objection to Pyrmont Planning Proposal

Executive Summary

This submission raises significant concerns regarding the proposed development in relation to residential amenity, environmental impacts, traffic congestion, road safety, financial impacts on existing property owners, and the cumulative effects of ongoing densification within the Pyrmont precinct. While the need for additional housing supply is acknowledged, the scale, proximity and configuration of the proposed development would result in substantial and prolonged adverse impacts on existing residents of the Tara building and adjacent communities. It is respectfully requested that Council give full and direct consideration to the matters raised in this submission, including the lived experience of residents and the evidence provided in the applicant's own technical assessments, to ensure all community concerns are appropriately and transparently assessed in the decision-making process.

Introduction

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Megan Williams Owner and resident

Catherine Williams Resident

Unit 16 2-10 Quarry Master Drive
Pyrmont NSW 2009

Email: [redacted]
Mob: [redacted]

From: sanjaya jayawardana <[redacted] on behalf of sanjaya jayawardana <[redacted] <sanjaya jayawardana <[redacted]

Sent on: Friday, July 3, 2026 3:21:20 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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We love it

From: Elizabeth Cohen < [redacted] on behalf of Elizabeth Cohen < [redacted] <Elizabeth Cohen < [redacted]

Sent on: Friday, July 3, 2026 3:06:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/513 26-38 Saunders Street Pyrmont

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.

ELIZABETH COHEN

66/2-10 Quarry Master Drive,
Pyrmont 2009
Mobile [redacted]
ABN 58851813382
email: [redacted]

3rd July, 2026
Shannon Rickersey,
Chief Executive Officer
City of Sydney Council
GPO Box 1591
SYDNEY 2001.

Dear Sir/Madam

Submission to D/2026/513 for demolition of existing 66 apartments and construction of new project 26-38 Saunders Street Pyrmont.

I wish to object to the proposed $280-million development. I am assuming that this estimated construction cost does not include the actual cost of the land, which, as I understand it, was about $180,000,000.

I am the owner of Unit 66/2-10 Quarry Master Drive Pyrmont (Tara) which is on the 9th floor and is classed as one of the two penthouses in the building. I am also a member of the owner's committee.

On the assumption that my apartment is the most valuable in the Tara building due to its size and Northern views I am probably the resident of Tara who is most affected by the development proposal.

I purchased the apartment in about December 2001 and have lived in it since that time. I am aged 78 years and I occupy the property with my 86 year old partner.

As a member of the Committee, I, with another member of the Committee attended the offices of the proposed developer, Toohey Miller last year upon invitation so that we could understand what was occurring. After that meeting, I was not overly concerned about the development. The podium was to be the same height as the present podium and the tower was to have a footprint of about 284 square metres.

I was naturally concerned about the noise and disruption that the construction would cause, but assumed that the project would not go ahead for the following reasons:

a. I did not believe Sydney City Council would allow it because it involved demolition of 66 apartments and there would then be a requirement to relocate 66 families for at least two years whilst the new

apartments were being built thus reducing the available housing in the area by 66 with the objective of building say double the number of apartments which would be more expensive and high end.

b. I didn 't think that a minor developer like Toohey Miller would ever obtain finance from a bank for such a project. On their current figures which refer to 175 apartments (They told us 125), they were still paying $2,630,000 per unit for land and construction costs. The units would have to sell for much more than that to break even after holding costs and construction blowouts and this was not exactly within the means of the average home purchaser.
c. I have hear all types of rumours about amounts that were paid to the existing owners of 26-28 Saunders Street. One of the residents of Tara whose daughter owned a Unit there claimed they were to receive $4,700,000 and I am aware of another Unit that was sold for $7,000,000 by one of the owners who was holding out.

I now find that the plans that were shown to us were nothing like the current proposed development.

My objections to the current proposal in relation to the height of the podium have been more succinctly outlined in the Joint objection lodged by three of the most affected buildings dated 3rd July 2026 and prepared by BBC Consulting Planners.

My main immediate concerns include:

- **HEIGHT:** The effect of the 12 storey podium is to knock out the views of my apartment when I was initially advised that the podium on the North was to only be five levels. At over 135 meters and 36 storeys the tower will look ridiculous in this precinct. This is a quiet neighbourhood which will now be overshadowed and overlooked by this strange looking tower.
- **Overshadowing:** The natural light will be taken from the neighbouring streets and home and public areas.
- **Loss of Privacy and Views:** The immense scale will overlook existing properties, resulting in lost private skyline and harbour views.
- **Construction Noise and Disruption:** This is a real objection. The streets are very narrow here. I don't know how long we will have to put up with the six-storey drilling for the carpark into rock and what it will do to the integrity of the adjoining buildings. The area is densely populated already. Not only do we have to put up with the construction but the demolition process. The area is already densely populated. The fact that rock is underneath will make the demolition and excavation even more noisy.

The Council's motives: As I understand it, the reason for the relaxation of planning standards by Sydney City Council is to create more housing. This is not housing for the average person. These will be high end apartments and there is already a glut of high-end apartments in Sydney.

Yours faithfully,

[redacted]

ELIZABETH COHEN

Elizabeth Cohen

[redacted]

'Liability Limited by a scheme, approved under the *Professional Standards Act 1994 (NSW*

From: Dellwynne Harkess <[redacted] on behalf of Dellwynne Harkess <[redacted] <Dellwynne Harkess <[redacted]

Sent on: Friday, July 3, 2026 3:49:27 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Assessing Officer,

Objection to the Development Application – Proposed 38-Storey Mixed-Use Development at 26–38 Saunders Street, Pyrmont NSW 2009

I am writing to object to the proposed 38-storey mixed-use development at 26–38 Saunders Street, Pyrmont.

I understand the need for well-planned housing and support appropriate development. However, I believe this proposal represents a significant overdevelopment of the site and will impact us as neighbouring residents and the surrounding public spaces. It appears to prioritise high-end residential development in a community that has already contributed significantly to accommodating population growth. There comes a point where increasing density comes at the expense of the very qualities that make Pyrmont a liveable and connected place to call home.

For these reasons, I respectfully ask Council to refuse this Development Application or require substantial amendments.

Inconsistent with the Original Height/Impact on public views and open space

One of my biggest concerns is the proposed 9–10 storey podium element. This is a major departure from what many residents expected will overbearingly dominate the views not only from our own homes but also from the 'Knoll'- valued for its open outlook and views towards the city skyline and a popular community space.

Loss of Privacy, Views and Amenity

This development will directly affect my home. Our dining room, lounge, balcony and two bedrooms all face the proposed development site. The building will result in a significant loss of our existing views, reduce natural light and reflect strong western sunlight and greatly diminish the enjoyment of our home.

Equally concerning is the loss of privacy. Residents using the podium levels will have direct, unobstructed views into our living areas and bedrooms. This will fundamentally change how we are able to use and enjoy our home and cannot be adequately mitigated.

Traffic and Infrastructure Impacts

The proposed vehicle access raises major concerns. The planned entry and exit point is located near the intersection of Quarry Master Drive, Saunders Street and the Anzac cycleway—an area that already experiences heavy congestion and services two existing car park entrances.

Adding the traffic generated by this development, along with service vehicles such as garbage collection trucks and delivery vehicles, will inevitably worsen congestion and create safety issues for motorists, cyclists and pedestrians alike. A more suitable solution would be to relocate the vehicle access to the eastern side of Quarry Master Drive, where the impact on existing traffic flows would be less clogging.

Conclusion

One of the things that makes Pyrmont special is its strong sense of community. Although we live in a highly urban environment, we are a genuine village where people know their neighbours, use the local parks and walk to local businesses. Our small (0.9sqkm) peninsula is already one of the most densely populated areas in Sydney (ABS 2001 Census) This proposal would further intensify an area that is already under significant pressure. It is difficult to see how a development of predominantly luxury apartments addresses Sydney's housing affordability challenges.

Instead, it appears to prioritise high-end residential development in a community that has already contributed significantly to accommodating population growth. There comes a point where increasing density comes at the expense of the very qualities that make Pyrmont a liveable and connected place to call home.

This proposal is simply too large for the site and will have permanent and unacceptable impacts on both neighbouring residents and the Pyrmont community. It will reduce privacy, views, natural light and the enjoyment of our homes, while also compromising valued public open spaces and placing further strain on already congested local infrastructure.

I respectfully ask Council to refuse this Development Application in its current form or require significant redesign to reduce its scale and minimise its impacts. Existing residents should not be expected to bear such substantial losses to their homes, their amenity and their quality of life in order to accommodate an overdeveloped proposal.

Thank you.

Sincerely,

Dellwynne Harkess

64/2-10 Quarry Master Drive, Pyrmont NSW 2009

From: Kelly Steele <[redacted] on behalf of Kelly Steele <[redacted] <Kelly Steele <[redacted]

Sent on: Friday, July 3, 2026 3:44:49 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

Attachments: SP 70798 DA D2026 513 Letter.pdf (179.12 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 Sir/Madam

On behalf of the owners corporation SP70798 please find enclosed letter in submission to D/2026/513

Thank you

Kelly Steele
Senior Strata Manager
BCS Sydney

BCS Strata
Level 27, 66-68 Goulburn Street, Sydney, NSW 2000
Locked Bag 22, Haymarket, NSW 1240
Phone: (02)[redacted]
E-mail: [redacted]
Website: bcssm.com.au/nsw

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BCS Strata
Level 27, 66-68 Goulburn Street, Sydney, NSW 2000
Locked Bag 22, Haymarket, NSW 1240
Website: bcssm.com.au
ABN: 86 010 633 351
Phone: [redacted]

3 July 2026

Dear Council Officer
City of Sydney
GPO Box 1591
Sydney 2001

Request for Information, Monitoring Commitments and Mitigation Measures – Proposed Development at 26–38 Saunders Street

SP 70798

14 QUARRY MASTER DRIVE, PYRMONT NSW 2009

On behalf of the Strata Committee of Strata Plan 70798, we write to seek further information and clarification regarding the proposed development at 26–38 Saunders Street and its potential impacts on neighbouring residents throughout both the demolition/construction phases and the ongoing operation of the completed development.

The owners and residents of SP 70798 support responsible development; however, given the proximity of the proposed works to our building, we request that Council provide detailed responses and commitments in relation to the matters outlined below.

1. Environmental Monitoring During Demolition and Construction

(a) Particulate Matter and Dust

While we understand that dust and air pollution are regulated under the Protection of the Environment Operations Act 1997 (POEO Act) and that common mitigation measures may include water spraying, dust screens, mesh fencing and wheel-wash or cattle-grate systems for vehicles leaving the site, we request that Council provide details of:

- The specific dust suppression measures proposed for the site.
- Whether particulate matter monitoring will be undertaken during demolition, excavation and construction works.
- Whether dust deposition gauges or other monitoring equipment will be installed.
- The frequency of environmental inspections and reporting.
- The process for responding to complaints from neighbouring residents regarding dust impacts.

Given the close proximity of residential buildings, we request consideration of a formal dust monitoring program, with results made available to affected residents throughout the project.

(b) Construction Noise

We acknowledge that construction activities inevitably generate noise. However, residents require assurance that impacts will be appropriately managed.

Accordingly, we request that Council provide information regarding:

BCS Strata
Level 27, 66-68 Goulburn Street, Sydney, NSW 2000
Locked Bag 22, Haymarket, NSW 1240
Website: bcssm.com.au
ABN: 86 010 633 351
Phone: [redacted]

- Noise management plans applicable to the site.
- Permitted construction hours and any proposed out-of-hours works.
- Required noise monitoring and reporting arrangements.
- Procedures for notifying residents of particularly noisy activities, including demolition, rock breaking and piling works.
- Complaint management and escalation procedures.

We also request confirmation of how compliance with approved noise limits will be monitored and enforced.

(c) Vibration Monitoring

Of particular concern is the potential impact of demolition, excavation and construction-related vibration on neighbouring buildings.

We request that Council require the developer to:

- Engage an independent consultant to undertake pre-construction dilapidation reports for neighbouring properties, including SP 70798.
- Undertake post-construction dilapidation reports at the completion of relevant works.
- Install independent vibration monitoring equipment (such as geophone vibration loggers) on or adjacent to affected neighbouring buildings during demolition and excavation works.
- Establish and publish trigger levels requiring work practices to be modified if vibration thresholds are exceeded.

The strata committee considers continuous vibration monitoring and independent dilapidation reporting to be essential protections for neighbouring owners and residents.

2. Traffic Management During and After Construction

(a) Construction Traffic

We understand that construction sites must generally be designed to ensure safe vehicle access and that heavy vehicles are not permitted to reverse into sites directly from public roads. Nevertheless, significant disruption can arise from construction traffic movements, deliveries and associated vehicle activity.

We therefore request details regarding:

- Construction traffic management plans.
- Proposed vehicle routes to and from the development site.
- Any temporary road closures or traffic diversions.
- Proposed loading arrangements and works zones.
- Measures to minimise disruption to residents and local traffic flow.
- Strategies to prevent queuing of construction vehicles within surrounding streets.

Particular consideration should be given to maintaining safe and efficient access to local residential streets throughout the construction period.

BCS Strata
Level 27, 66-68 Goulburn Street, Sydney, NSW 2000
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ABN: 86 010 633 351
Phone: [redacted]

bcs strata powered by pica group

(b) Long-Term Traffic Impacts

The committee is concerned about the cumulative impact of increased residential density within the area, including this development and other significant nearby projects.

Bank Street already experiences traffic congestion, particularly during peak periods and weekends, due to the interaction with the Western Distributor and surrounding road network. The future redevelopment of the former Sydney Fish Market precinct and other nearby developments will further increase traffic demand within the local area.

Accordingly, we request that Council provide:

- Any updated traffic modelling undertaken for the precinct.
- Details of planned road network improvements.
- Long-term traffic management strategies for Bank Street, Bridge Road and surrounding streets.
- Information on how cumulative impacts from multiple developments have been assessed and addressed.

Residents would welcome greater transparency regarding Council's long-term planning for traffic management in this rapidly developing precinct.

3. Street Parking Availability

The strata committee also seeks assurance that street parking availability for existing residents will not be adversely impacted by the increased residential density arising from the proposed development.

We request confirmation that:

- The development provides adequate on-site parking for residents and visitors.
- Existing policies preventing new residents from obtaining residential parking permits will continue to be enforced where applicable.
- Council has assessed the likely impact of the development on local street parking demand.
- Appropriate measures are in place to prevent overflow parking within surrounding residential streets.

Given the existing pressure on local parking, this issue remains a significant concern for residents of SP 70798.

4. Protection of Neighbouring Residents

We request that Council consider what additional measures may be available to minimise impacts on nearby communities.

In particular, we request confirmation that a dedicated Community Liaison Officer will be appointed for the project and that residents will receive regular advance notice of activities likely to generate elevated levels of dust, noise or vibration.

Early engagement and transparent communication will be critical to maintaining positive outcomes for

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Website: bcssm.com.au
ABN: 86 010 633 351
Phone: [redacted]

both the developer and the surrounding community throughout the project.

The Strata Committee of SP 70798 respectfully requests that Council provide detailed responses to the matters raised above and consider appropriate conditions of consent to ensure that neighbouring residents are adequately protected during both construction and occupation of the proposed development.

We appreciate Council's consideration of these concerns and look forward to receiving further information.

Yours faithfully
The Strata Committee
Strata Plan 70798
Sydney NSW

From: Applied Sense <[redacted] on behalf of Applied Sense <[redacted] <Applied Sense <[redacted]

Sent on: Friday, July 3, 2026 3:36:37 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Tim Wise <twise@cityofsydney.nsw.gov.au>; mbarone@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey - correct version

Attachments: Image 1_Lot 64, 2-10 Quarry Master Drive, only views to be lost.jpg (1.42 MB), Image 1_Lot 64, 2-10 Quarry Master Drive if DA goes ahead.jpg (1.56 MB), Outlook-Applied Se.png (3.82 KB)

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Jorge Fernandez
64/2-10 Quarry Master Drive, Pyrmont

Friday 3 July 2026

Shannon Rickersey
City of Sydney Council
Town Hall House
456 Kent St,
Sydney NSW 2000

Dear Shannon,

As a concerned resident and constituent of the City of Sydney, and the Quarry Master Drive and Saunders Street precinct, I am writing this strong objection to the DA D/2026/513 submitted for the 26-38 Saunders Street Pyrmont site, right across the road from my home. (Image 1 as is, and if DA goes ahead).

The inappropriate height increases for this site recommended by the City of Sydney Central Planning Committee last year (2025) has led to our local community having to fight and object to the now imminent destruction of the quality of life and homes which this DA represents.
We welcome the 2nd opportunity that this DA now provides for the Central Planning committee to reverse their support for the particular Developer who openly came out and publicly celebrated his awarded win provided to him by Council (https://www.theaustralian.com.au/business/property/boutique-developer-toohey-miller-has-grand-plans-for-ageing-residential-block-in-pyrmont/news-story/88a0543235a17eda6e8187d04bf8f33d) to build more Luxury Apartments in a massive tower by demolishing existing reasonably priced high-rise housing that should have another 30-40 year of life.

I also note that the developer has increased the height requested in the DA to 38 Storeys from the original 33-35 Storeys, and the Podium level from the 5-6 Stories to now 9-10 Storeys which seems to make a mockery of the original plans that the planning committee used to recommend the increase in height controls for this site in the first place.
While I welcome sensible growth and the need for more housing across the Sydney City Council, the State and the Country this current DA risks overwhelming our community, facilities, and compromising our established residential high-rise area, in addition to detracting from Pyrmont's unique character and liveability.

Core Reasons for my objection to D/2026/513 at 26-38 Saunders Street Pyrmont

1. **Total Loss of our iconic city scape views and value from our home** . The increased height of the podium from the original planned 5-6 storeys to now 9-10 Stories, virtually wipe out the only views we have in our apartment. As we purchased our property in 2011, we purchased the rights of our property, its views, and its liveability. It is NOT reasonable for anyone to provide a developer and the potential future residents who do not even live in the area, the rights of views over the existing rights to what we already own and have title to. This also will devalue our property at the same time by an estimated 20-30% due to the loss of the only views we have. Voting for this DA will take away and obstruct our long-standing views as well as many established high-rise residences in this building and area.

2. **Overshadowing, removal of light access and liveability of our home.** The increased height of the podium from the original planned 5-6 storeys to now 9-10 Stories, will reduce light and cause the loss of privacy to our apartment as our only balcony, all our east facing window from our dining room, our lounge and 2 bedrooms would be totally overlooked by 2-3 floors of apartments and worse potential common use areas of the planned podium areas and the massive tower outlined in the DA. This will devalue our property, cause a major loss of privacy and liveability which we now enjoy, and have the right to as long-standing owners of our home.

3. **Wind and local area degradation.** The increased building heights planned will generate concentrated wind corridors, in this already high wind area a further loss of quality use of our balcony will be caused by the massive tower planned also worsened by the increased height in the podium to 9-10 Storeys. The higher podium will void any supposed effect of the tower narrowing which was a compromise the developer stated would alleviate the wind at ground level. This was a consideration for the planning committee in their original decision to recommend the increase in height controls for this site. All wind studies provided for this DA are not even based on the new higher Podium so should be considered inaccurate and dismissed from consideration.

   This increased wind effect challenges the local microclimate which would impact the usability of local green spaces like Carmichael Park, and the Native Forest reserve at the end of Quarry Master drive, vital for residents, plants, and local wildlife. This DA would alter the natural light access and overshadow outdoor spaces as well, impeding the effectiveness of solar energy initiatives many of us have or are planning to invest in. The Quarry Master Drive and Saunders Street precincts carefully designed height-tiered community structure was thoughtfully crafted to balance residential density with liveability—this balance would be lost with such drastic changes proposed in this DA.

4. **Sustainability Vandalism** . As our city rightly champions sustainability, I am disheartened by the prospect of the CoS allowing the demolishing of functional residential buildings far before their end of life. Such unnecessary demolition contradicts the very principles the Council promotes, including reductions in carbon emissions and a commitment to sustainable development, "The greenest building is the one that already exists". Height increases may benefit developers financially, but this should not come at the expense of sustainability or established community values.
   Approving this DA is a vote for demolishing an existing 66 reasonable cost existing housing near employment hubs, removing that number from the housing supply for 2-3 years while construction occurs, and the replacing with luxury high-cost apartments (in over supply on the Pyrmont Peninsula) which will likely be Airbnb and wealthy investor targets, further eroding working resident housing, particularly with the recent changes to CGT rules.

5. **Traffic and Infrastructure Strain** . Pyrmont is already one of the highest-density areas in Australia, and additional high-rise development with a planned 190 car park spaces would place unsustainable pressure on our local narrow and quiet streets, infrastructure, and council services. (The current garbage and refuse service failures being a good example of a system already stretched to breaking point). Traffic congestion, compounded by our well used bike lanes for cyclist use, would be further strained by an influx of greater resident concentrations and vehicles. This would erode the accessibility and safety of our neighbourhood and potentially reverse the positive impacts of recent council investments in those cycle paths and pedestrian-friendly initiatives.
   In addition, the DA submitted has dramatically changed the buildings traffic entrance and exit location plans that the planning committee used to recommend the increase in height controls for this site in the first place, and it appears all the traffic into and out of the new DA plans will be almost adjacent to the Entrance and Exits to our building (2-10 Quarry Master Drive) and the larger apartment buildings next door (120 and 122 Saunders Streets). This would mean the disgorging and concentration of traffic in peak times of over 550 car spaces between the 3 sites – this just won't work, particularly with need for Garbage and Recycling trucks needing to park on the narrow streets, the bike lanes off the Anzac bridge leading to the same area. Nightmare!

6. **Not the right place for an Iconic Architectural tower.** The original City of Sydney Central Planning Committee decision last year (2025) was objected to by our local community as this precinct is an established high-rise residential area. It is not our on a significant landmark point, it is adjacent to the Anzac Bridge and the Historically significant sandstone Quarry Sites. All this will be diminished by the approval of this DA for a 38-storey massive luxury apartment tower.
   a. It will dwarf the Anzac Bridge and eliminate many iconic views of it from the elevated City, and Barangaroo.
   b. It has been shown to diminish many city skyline and Anzac Bridge views from well used public spaces and parks such as Carmichael Park and the Pyrmont Cliff Walk
   c. It will cause the Southern end of the Pyrmont Peninsula to become a tower crowded precinct as no consideration has been taken for the old fish market site tower developments, the existing but better planned Jackson 's landing site.

I believe that Pyrmont's growth should be aligned with its character and community spirit, not driven by overdevelopment and Developer led profitability which this is a strong example of.

I hope that the Council and the Central Planning Committee will prioritise our community's interests by:

1. Rejecting this DA altogether and retaining the original height controls for this site at 24 Mtrs.

2. At the very least insisting on strict adherence to the original proposal that the planning committee used to recommend the increase in height controls for this site in the first place, being retaining the podium at the existing height control of 24 Mtrs at 5-6 storeys, the entrance and exits of the planned buildings in different places at the eastern and Western sides of the building and a maximum of 33-35 Storeys for the massive tower.

Thank you for your time and consideration of these recommendations. This objection and request for consideration is to preserve the liveability and sustainability of this special enclave in Pyrmont. It is also to retain my rights to the quality and liveability of my home, and not have those rights taken from me by the council and given to a developer and others who do now live here nor own a property here before me.

Sincerely,
Jorge Fernandez
64/2-10 Quarry Master Drive, Pyrmont.




846

From: [redacted] on behalf of [redacted]
<[redacted]>
Sent on: Friday, July 3, 2026 3:52:09 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

Development Application - D/2026/513, 26-38 Saunders Street PYRMONT NSW 2009

Dear Shannon,

My name is [redacted] I live in [redacted] I am a tenant here, my parents own the unit. My phone number is [redacted] Please keep the following of my details private, my name, address, email address and phone number.

I am sending you this email to comment on the proposed development via email because the online comments page is not working for me either Chrome or Microsoft Edge browsers.

I am concerned about the impact this development will have on the local area. For a number of reasons.

According to ABC news the Mascot Towers damage was attributed to the excavation and building of Peak Towers next door. The new building proposed for 26-38 Saunders street will see a 22m excavation very close to 2-10 Quarry Master Drive. What if unforeseen problems occur in our case causing evacuation or expensive damages, will the developers be held to account to compensate owners and tenants? Are they required to take out insurance for this type of problem? Please ensure that they are insured against this kind of problem before they begin the work. All I am asking for is that the possibility for this kind of unfortunate circumstance be considered and contingencies be in place before the work is started.

Also the vibrations, noise and dust caused by demolishing the current building and the deep 20 odd meter excavation for the new. Secondly the disturbance it will cause to motor traffic, getting in and out of our building and Pyrmont in general will be seriously hampered.

Also I think this building and others planned in the vicinity will obviously dramatically increase the population of residents, completely changing the area. An increase in the population is one thing but introducing many retail shops to Quarry Master drive and Saunders Street, an area that only has two cafes currently is a further departere yet again from the current nature and character of the area.

Lastly, the new building has the entry to its garage very close to directly opposite that of the two existing garages namely 2-10 Quarry Master drive and 120 Saunders Street. I urge you to change the garage entry for the new building to be close to or the same as the current position of the existing building that is to be demolished.

Thank you for your attention.

regards,

[redacted]
Pyrmont NSW 2009

From: Manuela Epstein <[redacted] on behalf of Manuela Epstein <[redacted] <Manuela Epstein <[redacted]

Sent on: Friday, July 3, 2026 3:56:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 Dept
This submission is totally inappropriate for this site. It towers over adjoining buildings. The traffic is already highly congested and the current public transport opinions (bus and light rail) cannot accommodate existing needs.
With the proposed development at the old fish market site, this area will be a concrete jungle without enough open space.
I cannot image on what grounds this application can be approved
Manuela Epstein
501/42 Refinery Dr
Pyrmont
[redacted]
Sent from my iPad

From: Jay Carroll <[redacted] on behalf of Jay Carroll <[redacted] <Jay Carroll <[redacted]

Sent on: Friday, July 3, 2026 4:14:35 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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,

Please find below my feedback and concerns to the proposed development at 26-38 Saunders StreetPyrmont.

- Firstly it's my understanding that the units in the existing building were bought by the developer over time, to obtain a voting majority to sell the building for development. It's very disappointing to hear that this is possible, as it opens the door for other buildings in the City of Sydney area and gives no security for residents.
- The existing building is quite new and still seems very structural and functional, so given the housing crisis we are currently in, it's crazy to see that this will be knocked down to satisfy a developer.
- The infrastructure, in particular the roads, in Pyrmont and this particular area are not setup for an additional building of this size. Cars and parking will be a major concern.
- Given the buildings next to it is a maximum of 17 storeys, the introduction of a 30 storey building is excessive and will have a major impact on the sun, wind and residents views.
- Having a building of this size so close to Anzac Bridge to taking away from the views and aesthetics of the city and the bridge that are iconic buildings and views.

I totally understand that Pyrmont is prime position for access to the city and has great opportunity to be developed to accommodate people that want to live near the city, but I believe that the City of Sydney needs to hold onto the village/suburban feel that Pyrmont currently holds. My main concern is the height of the building and having an influx of 30 storey buildings is becoming an eye sore to the existing skyline and putting pressure on the services in the area, including schools and daycare. This building does not blend in with the current landscape and feel, and therefore feels like it doesn't belong.

Regards,
Jay

Sent from my iPhone

From: Executive Committee Member <[redacted] on behalf of Executive Committee Member <[redacted] <Executive Committee Member <[redacted]

Sent on: Friday, July 3, 2026 3:59:13 PM

To: Clover Moore <cmoore@cityofsydney.nsw.gov.au>; Jess Miller <JMiller@cityofsydney.nsw.gov.au>; Zann Maxwell <ZMaxwell@cityofsydney.nsw.gov.au>; Adam Worling <AWorling@cityofsydney.nsw.gov.au>; Olly Arkins <OArkins@cityofsydney.nsw.gov.au>; [redacted] ore@cityofsydney.nsw.gov.au; City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Urgent attention - Central Sydney Planning Committee on DA -D/2026/513 - 26-38 Saunders Street PYRMONT

Attachments: Submission D_2026_513 - 26_38 Saunders Street Pyrmont_submitted 030726_11.32am.pdf (6.62 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.

To the City of Sydney Central Planning Committee members,

Please take a moment to review our submission to the DA, D/2026/513 - 26-38 Saunders Street PYRMONT

We would like to share the detailed submission of three major Strata Plans directly and negatively affected by this DA. This researched and professional submission was invested in jointly and was uploaded to the DA submission site today ahead of the short deadline of this afternoon at 5 pm.

I know you are all busy and we only do this because during our precinct's attempt at objecting last year to the changes to height controls over this exact same site, we learned that many submissions are summarised and internal procedural efficiencies may dilute the importance or veracity of significant numbers of objections of which our area provided.

We include all members and alternates to the committee to ensure our agency and voices are heard and read undiluted as it is of critical importance to us all, as we are talking about our homes and the rights we have to the quality, liveability, views, and the value of those homes, please consider this before you vote to give those rights to a developer, investors or future luxury apartment owners who will take those rights from us through your votes.

The Rt Hon Clover Moore AO - Lord Mayor of Sydney (Chair)
Deputy Lord Mayor - Councillor Jess Miller
Councillor Zann Maxwell
Councillor Adam Worling (Alternate)
Councillor Olly Arkins (Alternate)
Abbie Galvin - Government Architect NSW
Olivia Hyde (Alternate) - Director of Design at Homes NSW
Ms Anthea Sargeant - Executive Director of State Rezoning NSW DPHI
Mr Benjamin Lusher (Alternate) - Executive Director NSW DPHI
Mr Sean O'Toole - Central Sydney Planning Committee Member
Ms Sue Weatherley - Central Sydney Planning Committee Member
Ms Alice Spizzo (Alternate) - Central Sydney Planning Committee Member
Ms Sue Francis (Alternate) - Central Sydney Planning Committee Member

Respectfully yours,

Jorge Fernandez
Treasurer, owner and resident – Strata Committee 2-10 Quarry Master Drive, Pyrmont | SP61091

3 July 2026 DB:26-119

Chief Executive Officer
City of Sydney Council
GPO Box 1591
Sydney 2001

Dear Madam,

Submission to D/2026/513 for demolition of existing building, excavation, earthworks, tree removal, and construction of shop-top housing at 26-38 Saunders Street Pyrmont NSW 2009

1. Introduction

This submission has been prepared on behalf of the owners corporations of the following strata plans:

- Strata Plan 61091 – "Tara" at 2-10 Quarry Master Drive (66 Lots);
- Strata Plan 46801 - "122 Saunders Street Pyrmont" at 120 Saunders Street (111 Lots); and
- Strata Plan 47754 – "120 Saunders Street Pyrmont" at 120 Saunders Street (139 Lots).

These properties comprise 316 apartments which are home to approximately 1,000 residents.

The owners corporations object to the proposed development on the following grounds.

2. Exhibition of the DA is premature

At its meeting in October 2025, Council resolved to approve the Amended Planning Proposal – Ultimo Pyrmont and request the relevant local plan making authority make the planning proposal as a Local Environmental Plan under section 3.36 of the Environmental Planning and Assessment Act 1979. Council also approve *Amended Draft Sydney Development Control Plan – Ultimo Pyrmont* to come into effect on the date of publication of the local environmental plan. The amending local environmental plan has not been made and the amendments to the DCP have not come into force.

In circumstances where the Council is not the local plan making authority, it is considered premature to notify the development application in advance of certainty as to the final form of the planning proposal currently with the Planning Secretary and plan making authority and is subject to changes to the terms of the planning proposal.

3. Podium Height

The 9/10 storey podium height on the northern and north western façade is objected to. The podium height should be retained at 5 storeys, consistent with the existing building podium height.

This podium element is inconsistent with the "site specific" DCP provisions and the urban design studies on which these provisions are based. This non-compliance is in part justified in the Statement of Environmental Effects accompanying the development application as being a consequence of the sculpting of the northern edge of the building to provide an outdoor area notwithstanding that this is a specific requirement of the place strategy urban design studies to provide more public open space on the northern corner of Quarry Master Drive opposite Carmichael Park as indicated in the below diagram.



Figure 1 Open Space Network (source: Pyrmont Peninsula Place Strategy Urban Design Report Vol. 3 Sub-precinct Master Planning Hassell 29 July 2022)

The proposed 9/10 storey podium element of the development dominates the corner open space of Carmichael Park, is higher than and dominates the cliff face and prevents views to the cliff line important for wayfinding and interpretation. Further it blocks views from the cliff top which is an important element of the public domain and encloses Carmichael Park with an overbearing structure.

It has an adverse impact on views from private property and also on views from the Cliff Walk and McCaffery's Hill to the Anzac Bridge east and west pylons and beyond.

The views from Cliff Walk are on the view line from Union Square (view line 6 in **Figure 2**).



Figure 2 Primary Views (source: Pyrmont Peninsula Place Strategy Urban Design Report Vol. 3 Sub-precinct Master Planning Hassell 29 July 2022)

Because any sense of a relationship between the height of the tower element and the top of the Anzac Bridge pylons has been lost with the proposed RL140m building height (see **Figure 3**), some of the floor space lost as a result of the podium height reduction to 5 storeys could potentially be offset by some increase in the height of the tower.

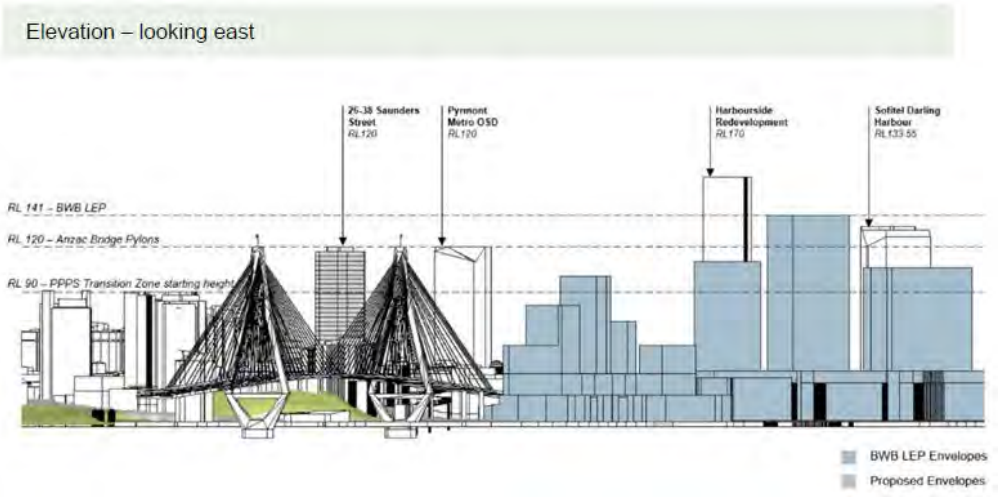
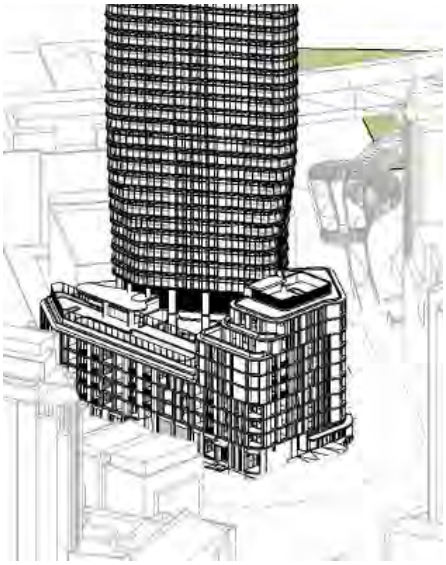
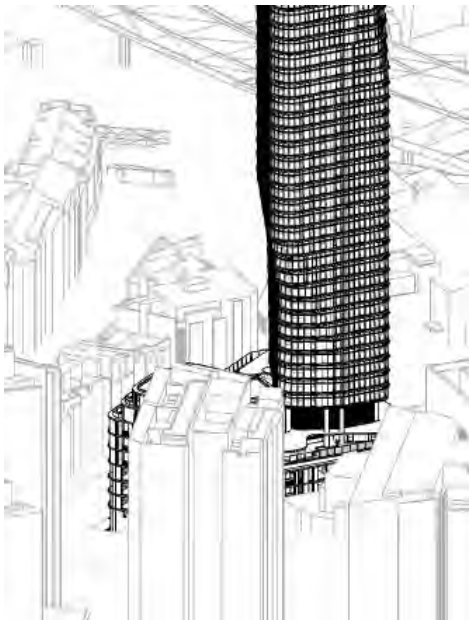


Figure 3: Elevation (source Ultimo Pyrmont Urban Design Study)

A reduction of the podium height from 9/10 storeys to 5 storeys (existing situation) would improve solar access to Quarry Master Drive (west) between 9.00am and 10.00am as shown in the following diagram indicating the shadow from the 9 storey podium element onto Quarry Master Drive (west) at 9.30am mid-winter.



Similarly a reduction in the 9/10 storey podium element to 5 storeys would reduce overshadowing to the City West Housing Authority development at 14 Quarry Master Drive (west) at 2.30pm as indicated in the following diagram:



As indicated below, the reduction in the height of the podium to 5 storeys consistent with the existing podium height would likely improve wind conditions and glare impacts.

In summary, the 9/10 storey podium element is objected to because:

- It is inconsistent with the “site specific” DCP provisions and cannot be justified;

- It dominates the corner open space of Carmichael Park and encloses Carmichael Park with an overbearing structure;
- It is higher than and dominates the cliff face and prevents views to the cliff line important for wayfinding and interpretation;
- It blocks views from the cliff top which is an important element of the public domain;
- It has an adverse impact on views from private property and also on views from the Cliff Walk and McCaffery's Hill to the Anzac Bridge east and west pylons and beyond;
- It has an adverse impact on shadows on Quarry Master Drive and on the western façade of buildings at 14 and 14A Quarry Master Drive; and
- It results in apartments with poor amenity due to wind conditions.

4. Loss of Views

The development application does not include any visual or view impact assessment. Given the height of the podium and tower elements, this omission should be rectified and the application re-exhibited. The owners corporations have undertaken a limited view impact assessment in the time available the purpose of which is to point out that the development has significant impact on views from the public and private domains and that the impact of the development on views should be fully investigated by the applicant and the results made available for comment.

The apartments within the Strata Plan 61091 – "Tara" at 2-10 Quarry Master Drive (66 Lots) and Strata Plan 46801 - "122 Saunders Street Pyrmont" at 120 Saunders Street (111Lots) enjoy panoramic city skyline views including of Sydney Harbour Bridge.

The owners corporations have identified that:

- 11 apartments in Tara at levels 6-9 are likely to experience significant loss of valuable views and a further 23 apartments (levels 0-5) will experience view amenity impacts; and
- 36 apartments at 122 Saunders at levels 10-18 are likely to experience significant loss of valuable views and a further 20 apartments (levels 5-9)) will experience view amenity impacts.

The view impact assessment contained in **Appendix 1** has been prepared by Digital Line, a 3D architectural visualisation company. The impact assessment is only of private views from 2 representative apartments in Tara and at 122 Saunders St and 2 public view locations. Two images from each viewpoint are shown – one with the proposed development and the other with a compliant podium height. These are some representative views from surrounding buildings and public spaces at the Knoll and the Cliff Walk. . As identified above, they are not the only views affected and significant impacts on private views are anticipated at 47 apartments.

The following comments are provided on the view impacts depicted in the photomontages at Appendix 1.

View 1 – Cliff Walk looking west:

There would be significant loss of iconic public views of the Anzac Bridge pylons from this walkway. As you walk further to the west the views of the pylons are likely to be blocked by the non-compliant 9/10 storey podium (just coming into view in this image) as well as the tower. The podium of the development should be no higher than the existing podium height.



View 2 View from the Knoll:

There would be significant loss of iconic public views of the city skyline as a result of the non-compliant 9/10 storey podium as well as the tower. The podium of the development should be no higher than the existing podium height.



View 3 - Level 8, 2-10 Quarry Master Drive:

There would be significant loss of iconic views of the Sydney skyline from at least 11 units in this building caused by the non-compliant 9/10 storey podium building and the tower. The podium of the development should be no higher than the existing podium height.



View 4 - Level 9, 2-10 Quarry Master Drive:

There would be significant loss of iconic views of the Sydney skyline from at least 11 units in this building caused by the non-compliant 9/10 storey podium building and the tower. The podium of the development should be no higher than the existing podium height.



View 5 - Level 15, 122 Saunders Street:

There would be significant loss of iconic views of the city skyline from the tower and the non-compliant 9/10 storey podium. Level 15 is towards the top of this building. Views from the same apartments on lower levels of the Sydney Harbour Bridge and Crown Building would be lost as a result of the non-compliant 9/10 storey podium. The podium of the development should be no higher than the existing podium height.



View 6 - Level 17, 122 Saunders Street:

There would be loss of views of the city skyline resulting from the tower and the non-compliant 9/10 storey podium. Level 17 is near the top of this building. Views from apartments on lower levels would be impacted by the non-compliant 9/10 storey podium. The podium of the development should be no higher than the existing podium height.



5. Traffic

Objection is raised to location of vehicular access points to the building. The DA shows separate vehicular access points for car parking and loading from Quarry Master Drive immediately to the north of its intersection with Saunders Street. This is opposite the entrance to Tara at 2-10 Quarry Master Drive and close to the adjacent entry to 120-122 Saunders Street which is at the intersection of Saunders Street and Quarry Master Drive. These developments contain 376 car parking spaces for 316 units.

Garbage collection occurs from the street adjacent to the driveways to 2-10 Quarry Master Drive and 120-122 Saunders Street.

The proposed car park entry is 2.5m from the intersection with Saunders Street, about 3.5 metres from a cycle path on Saunders Street, about 20 metres from the entry to the bike ramp to Anzac Bridge. The entry to the loading area and turntable is to the north of the car park entry and immediately adjacent to the proposed through site link.

The active transport and pedestrian ramp from the Anzac Street discharges to Quarry Master Drive near the driveway to 120-122 Saunders Street and connects to the bike path on the diagonally opposite corner with Saunders Street.

The intersection of Saunders Street and Quarry Master Drive (west) would be the focal point for:

- Adjoining and adjacent driveways to basement parking for 566 cars and 491 dwellings in total;
- The confluence of bike paths from the Anzac Bridge connecting with the bike lane on the northern side of Saunders Street with significant increase in active and pedestrian transport movement across the Anzac Bridge expected from urban renewal of the Bays West Precinct and Pyrmont;
- Garbage collection vehicles parking adjacent to driveways to existing buildings;
- Increased pedestrian movement through the site resulting from the proposed through site links connecting with the existing off street pedestrian network to Jones Street Pocket Park and Carmichael Park.

The traffic and safety impacts of this confluence of multi-modal traffic significantly accentuated by the development has not been assessed in the transport impact assessment accompanying the development application.

Whilst is it acknowledged that the draft DCP amendment identifies the western side of Quarry Master Drive as the preferred location for vehicular access to the site, this access point does not appear to have been subjected to any detailed analysis or consideration of suitability.

It is submitted that the vehicular access to the site should be from Quarry Master Drive (east) at a location similar to the existing, and only, vehicular access point to the site. The benefits of this location are as follows:

- It is to the south of the pedestrian link across the light rail cutting connecting with Jones Street Pocket Park and with the through site link in the development thus resulting in an improved and safer pedestrian environment;
- It avoids potential conflicts in cars, garbage vehicles, delivery vehicles, bikes and pedestrian movements at the intersection of Quarry Master Drive and Saunders Street (west);
- It shares the distribution of traffic across both arms of Quarry Master Drive;
- It would act to reduce vehicular movement around the northern corner of Quarry Master Drive enhancing the role of this area as part of the open space network.

Council should request the applicant to change the vehicular access arrangements to the site so that all vehicular access is at the existing access point on Quarry Master Drive (east).

6. Wind

Inadequate consideration of impacts on pedestrian amenity

Wind channelling occurs from southerly winds along Quarry Master Drive from the direction of Bank Street between existing buildings. This is shown from the Pedestrian Wind Assessment submitted with the applications showing windy conditions along Quarry Master Drive and

Saunders Street (**Figure 4**). This assessment is inadequate in that it does not show existing conditions in terms of wind speeds at ground level against which the impacts of the development can be assessed. Residents with local knowledge of wind conditions suggest that the wind tunnelling effect along Quarry Master Drive will worsen with the development. This assessment of the changes to wind conditions at a number of locations on the surrounding streets and public places should be undertaken prior to the application being considered and determined.

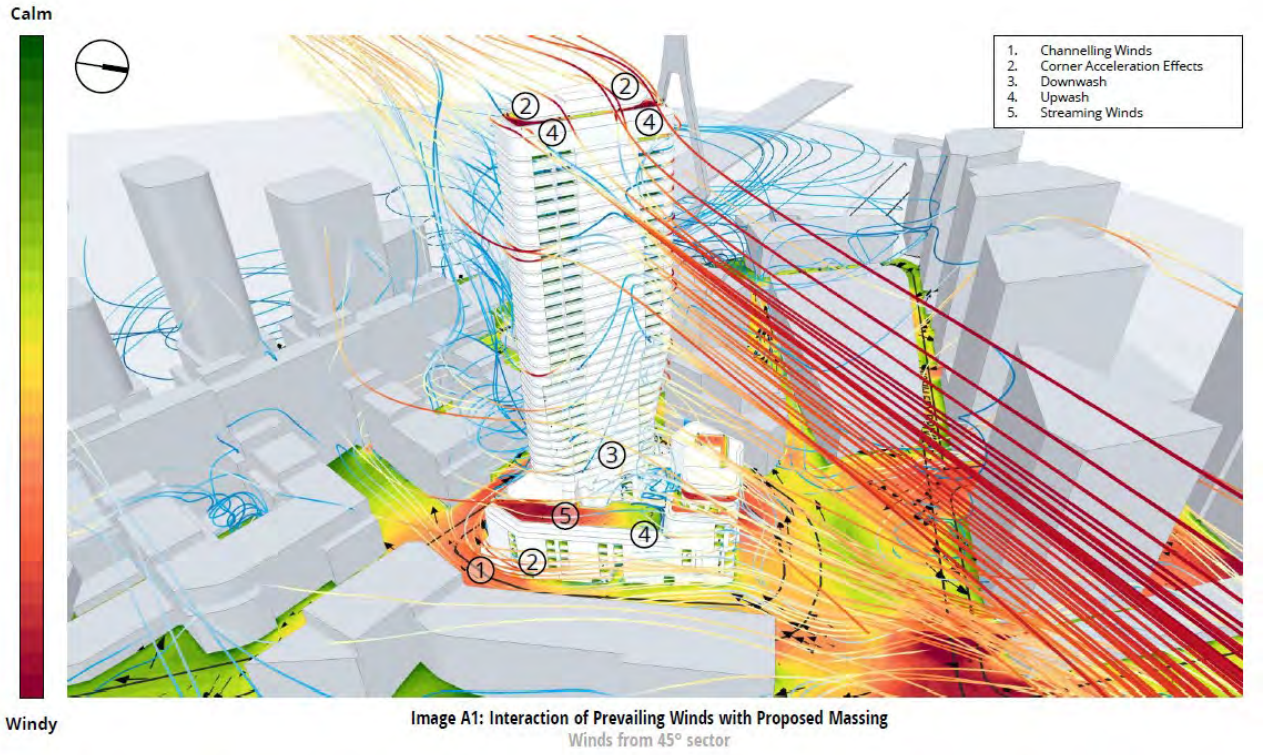


Figure 4: Extract from Appendix A of the Pedestrian Wind Assessment

Impacts on private balconies

The results in Section 5 of the Pedestrian Wind Assessment indicate unpleasant conditions for sitting on the northern balconies of the upper levels 6 to 9 of the podium that are difficult to mitigate (Figure 5). This provides another reason for the podium to be restricted to 5 to 6 storeys.



Figure 5: Wind Comfort

Wind analysis inadequate

The wind analysis fails to consider impacts on private balconies of existing buildings on Quarry Master Drive. This analysis should be undertaken to determine impacts on the amenity of residents of existing dwellings.

This analysis should model the impacts of the development at a number of identified locations and present the results of the modelling in tabular and graphic form comparing the existing situation with the proposed development with and without mitigation measures. The modelling should include private balconies and communal open space of surrounding buildings and various locations on Quarry Master Drive and Saunders Street.

7. Reflectivity

The reflectivity analysis accompanying the development application does not consider the impacts of uncomfortable or hazardous glare that could affect the use and enjoyment of balconies or the internal amenity in neighbouring dwellings.

The analysis notes that buildings at 2-10 Quarry Master Drive and 120-122 Saunders Street are obstructions to glare at some of the considered receptors (**Figure 6**).



Figure 6: Adverse Reflections Façade Obstructions – Existing Development

In blocking glare, it is logical to assume that these buildings would be subject to glare. An assessment of such glare has not been undertaken.

It is noted that the 9/10 storey podium element of the development creates glare to Tambua Street which requires amelioration. This glare would not be an issue if the podium was retained at 5 storeys to match the existing street frontage height.

The tall building elements of the development have extensive glazing and curved facades that can focus reflected sunlight. The impacts on private balconies and common open spaces should be assessed and mitigation measures implemented as required.

8. Deep Soil and boundary setbacks

The architectural drawings do not show sufficient detail of the ground plane and relationships to existing street levels. The sections are difficult to interpret and appear to indicate no landscaped deep soil zones to Quarry Master Drive as indicated on the below extract of an east west section. The location of this section is not shown on the drawings (**Figure 7**).

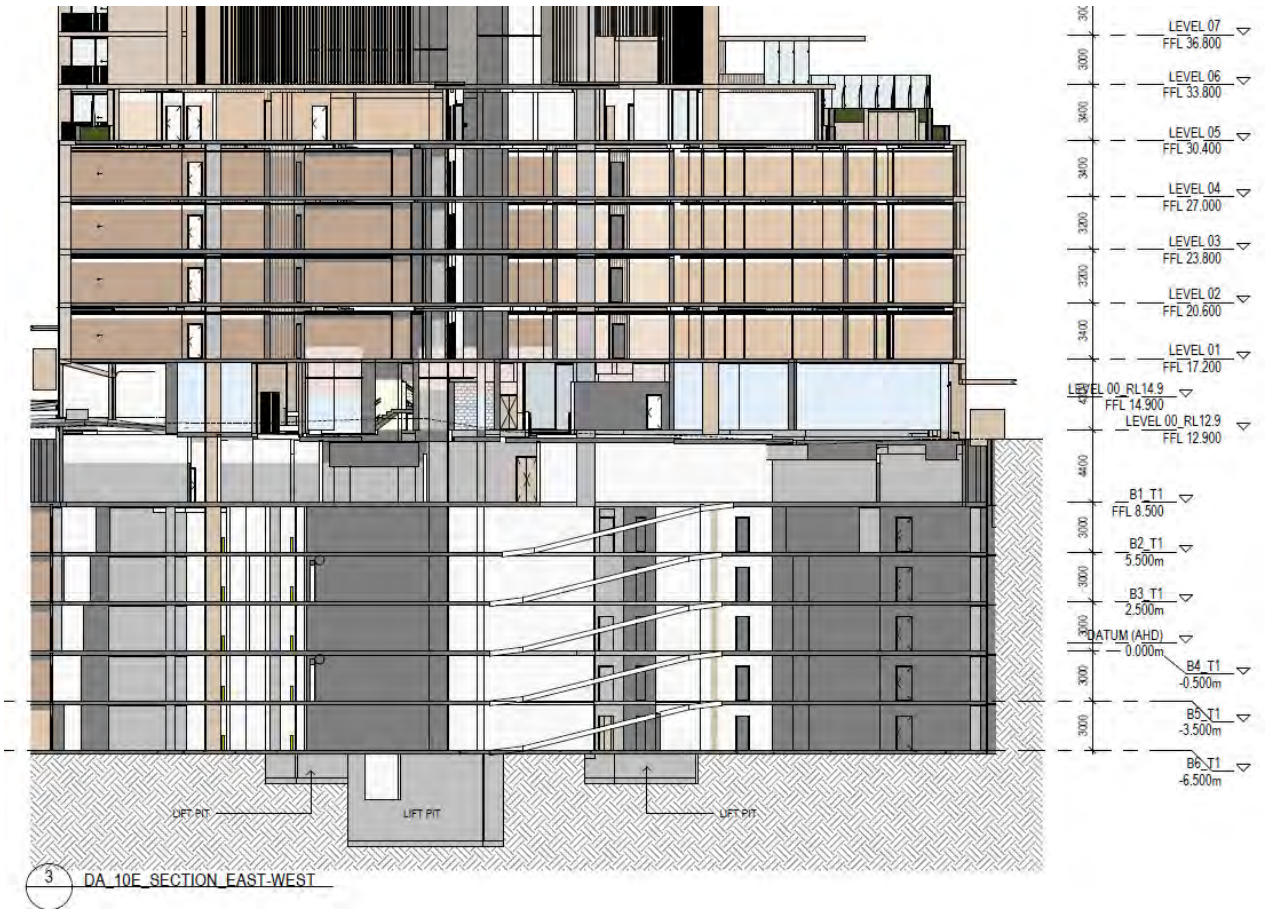


Figure 7: East-West Section (unknown location)

The civil drawing accompanying the application show the proposed excavation to within about 200mm of the boundaries to Quarry Master Drive.

The landscape drawings show schematics of the planting areas within the 3 metre setback to Quarry Master Drive but this is not indicated on the architectural or civil drawings. Detailed sections of the ground level and basement level conditions should be prepared to confirm the extent and dimensions of the soil areas. It is noted that the extent of basement excavation results in very little deep soil planting with all deep planting being above structure.

The provision of deep soil setbacks of 3 metres from the Quarry Master Drive boundaries is a key element of the urban design framework of the place strategy and the planning proposal and DCP provisions. The architectural drawings should be amended to clearly indicate the design response to this element of the future public domain.

9. Geotechnical Considerations

The geotechnical report accompanying the development application indicate the need for hydraulic hammering to excavate the sandstone. The excavation work will occur within 18 metres of residential properties on Quarry Master Drive. Based on Table 8 of the geotechnical report accompanying the development application, the proximity of the excavation is less than a safe working distance from residential properties that may be subject to building damage and annoyance unless the use of the hydraulic hammers are restricted to limited periods.

This highlights the important need for a detailed construction management plan including construction noise and vibration management plan with appropriate respite periods taking into consideration the proximity of a large number of residents and current work from home practices. Furthermore, detailed dilapidation reports would be essential on all surrounding buildings.

Council is also requested to confirm, based on experience at other locations, whether more consideration should be given to harvesting the strong and intact sandstone as a construction resource.

It is requested that the assessment deficiencies identified in this submission should be rectified and the development application renotified once the planning controls are finalised.

Yours faithfully

BBC Consulting Planners



Dan Brindle
Director

APPENDIX 1 – VIEW ANALYSIS

View 1 - Pyrmont Cliff Walk looking west





View 2 – Knoll Looking South East



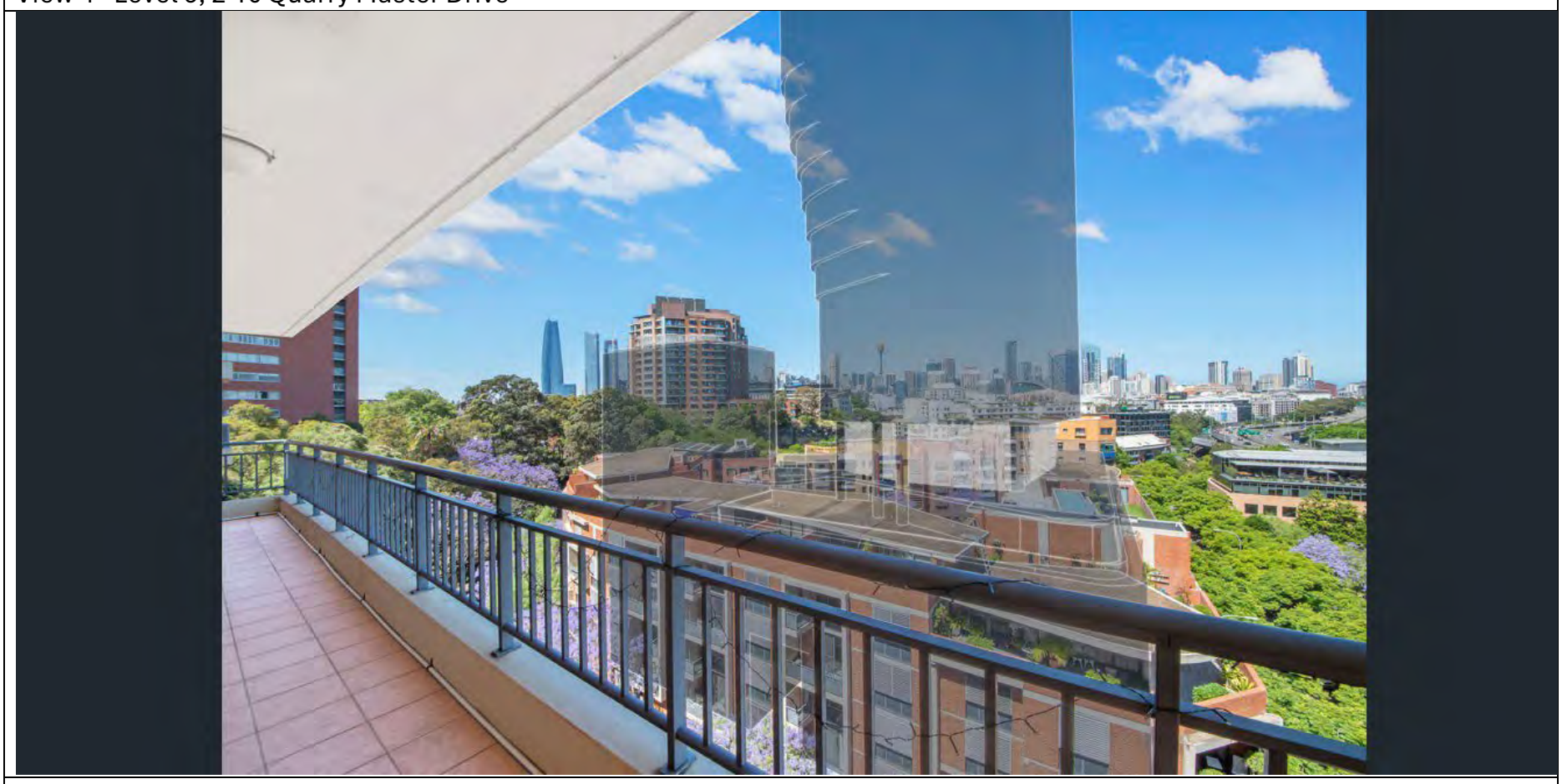


View 3 Level 8, 2-20 Quarry Master Drive





View 4 - Level 9, 2-10 Quarry Master Drive





View 5 - Level 15, 122 Saunders Street





View 6 – Level 17, 122 Saunders Street Looking North East



Digital Line Pty Ltd
Mob.
Ph.
web: www.digitalline.com.au
e-mail:
ABN 79 085 185 833 PO Box 860, Neutral Bay, NSW, 2089

Att: Dan Brindle
BBC Consulting Planners

Re: 26-38 Saunders Street, Pyrmont, NSW, 2009

03/07/2026

Dear Dan,

The photomontages provided for the view loss study at 26-38 Saunders Street, Pyrmont, NSW, 2009, were prepared utilizing the latest technology and the following methodology:

1. Digital Line Pty Ltd was created in Sydney, NSW in November 1998. The company creates 3D computer generated graphics, including photomontages for the analysis of visual impacts of Development Applications.

2. Photomontages created by Digital Line have been successfully used by our clients in Randwick, Woollahra, Waverley and other NSW councils.
In 2009 and in 2013, Digital Line was announced as a winner of the tender for the preferred supplier of DA photomontages for Randwick City Council.

3. For creating photomontages Digital Line Pty Ltd uses uses specialized software Autodesk® 3ds Max 2022. Software is licensed and registered with Autodesk®, S/N 302-08488186.

4. We use the "Camera Match utility" for creating the photomontages:

4.1. The following input information was used for creating the photomontages:
- High resolution digital photograph of the site, taken from each viewing place.
- Architectural plans and elevations in DWG format.
- Certified survey plans.

4.2. The Camera Match utility uses a bitmap background photo and five or more special "CamPoint" objects to create or modify a camera match so that its position, orientation, and field-of-view matches that of the camera that originally created the photo.

4.3. An accurate 3d model is created from the architectural drawings and this is then superimposed on the original photograph.

4.4. After determining the position of the camera match we check accuracy by comparing the photograph and 3d model with existing objects (such as height poles, buildings, trees, light rail poles and other objects, the locations and heights of which can be derived from survey data).

4.5. For a detailed explanation of the processes involved, please call Digital Line Pty Ltd.

5. The "Camera Match utility" remains a trusted and accurate standard for creating images used in the preparation of photomontages.

Sincerely yours,



Leonid Medvedskiy
Director

From: [redacted] half of [redacted]
<[redacted]>

Sent on: Friday, July 3, 2026 4:04:14 PM

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

Subject: Development application: D/2026/513 -Oppositon

Attachments: Development application D_2026_513 opposed.pdf (217.97 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.

To whom it may concern

I oppose the development application as identified below. Please also find attached a pdf file of this email. Please keep my information private. Thank you.

Development application: D/2026/513

Address: 26-38 Saunders Street PYRMONT NSW 2009

Applicant: TM NO.6 PTY LTD

Description:

Strata plan consolidation, demolition of existing building, excavation, earthworks, tree removal, and construction of shop-top housing

City of Sydney contact: Shannon Rickersey

Exhibition period: 04/06/2026 to 03/07/2026

I oppose the above development **D/2026/513 at 26-38 Saunders Street PYRMONT**.

Summary

The proposed development offers no clear benefits for the local community and, on the contrary, would be detrimental and create significant disadvantages for the local community and negatively impact the health and wellbeing of local residents both during the demolition, digging and building phase, and post development.

Architectural character of the quarter

The height of the 37-storey tower, indeed any tower, is excessive and is not in line with the current buildings. The proposed development is not consistent with the current low and medium rise residential buildings in this area of Pyrmont. The area is a quiet residential area and has the feel of a cul-de-sac as there is no through traffic. This current project will destroy that environment. The 10-storey podium is already more than twice the current building height.

Proposed retail

The area is residential and also has media offices (one of which is Channel 10). This is not a retail area as evidenced by the inability to lease retail premises near the Bank Street light rail entry on Miller Street. These premises have been "for lease" for a number of years and there is no evidence that the current project idea of retail on the shopfront bottom floor will be any different. We are faced with having perpetually empty shops, or high turnover of tenants, after the project is finished if the approval is given.

Traffic

There are currently serious traffic problems in Pyrmont in the morning and evening. This proposal, with the addition of an estimated 190 vehicles, will only increase the horrendous traffic.

Saunders Street (the site) has already been made a one lane street as a bicycle lane has been built taking away the second lane. This means that any local traffic along that street is problematic as we basically have to park the car to let oncoming traffic through. How will this current project alleviate this problem? It won't, and on the contrary, it will only make it worse. This directly affects access to my home.

Travel along Bank Street, the other alternative, is time consuming and takes on average 5 minutes to exit onto the Anzac Bridge or Western Distributor during the day and over 10 minutes in the morning or evening. Some of the average time is due to traffic light timing and cement trucks and gravel trucks which enter and exit the cement factory on the corner of Miller and Bank Streets and which often take a set of lights for each slow-moving truck to proceed through the intersection, but the majority of the time is due to local traffic especially in the morning and evening.

Demolition and construction disruption

The demolition of the relatively new building, which is currently on the site, and the digging of 6 levels of underground car park will have a high noise impact on all the buildings in the area. The noise here bounces off the escarpment and buildings so the demolition, digging and construction noise will be unavoidable and unbearable over the years of the project. The noise and indeed the dust over a number of years of this project will be detrimental to the mental and physical health of my family. If this development application is approved, we will need to temporarily leave the area during construction. It will be difficult to rent our property due to the noise from 7am to 6 pm every day. The value of the property will suffer as well.

Parking

There is currently limited parking in the area depending on the day and time. The streets are small. The current project if approved will only make the matter worse.

Conclusion

The above development application should be rejected. The proposal does not fit the character of our community, will lead to significant disadvantages for local residents, and, during demolition, digging and construction, will be unbearable in terms of noise, dust and disruption of our daily lives.

Please do not approve this proposal.

Yours sincerely



Development application: D/2026/513

Address: 26-38 Saunders Street PYRMONT NSW 2009

Applicant: TM NO.6 PTY LTD

Description:

Strata plan consolidation, demolition of existing building, excavation, earthworks, tree removal, and construction of shop-top housing

City of Sydney contact: Shannon Rickersey

Exhibition period: 04/06/2026 to 03/07/2026

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trucks which enter and exit the cement factory on the corner of Miller and Bank Streets and which often take a set of lights for each slow-moving truck to proceed through the intersection, but the majority of the time is due to local traffic especially in the morning and evening.

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Conclusion

The above development application should be rejected. The proposal does not fit the character of our community, will lead to significant disadvantages for local residents, and, during demolition, digging and construction, will be unbearable in terms of noise, dust and disruption of our daily lives.

Please do not approve this proposal.

Yours sincerely



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

Sent on: Friday, July 3, 2026 4:24:13 PM

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

Subject: Submission DA D/2026/513 - 26-38 Saunders Street, Pyrmont

Attachments: Submission of Conditional Objection & Design Excellence Review- 26-38 Saunders Street, Pyrmont.pdf (64.89 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.

Thank you for taking charge of this body of work.

Can Yourself Shannon, and/or a staff member please acknowledge receipt of my submission and understand that I do NOT give permission to publish or share our personal details?

*****I DO NOT give permission to publish or share our personal details******

*****ALL details pertaining to and implicating our home, street numbers, address and people MUST be THOROUGHLY REDACTED*****

Grateful

[redacted]

3 July 2026

Attention: Shannon Rickersey, City of Sydney

DA D/2026/513 – 26-38 Saunders Street, Pyrmont
Submission of Conditional Objection & Design Excellence Review: 26-38 Saunders Street, Pyrmont

Thank you for the opportunity to provide considered feedback.

1. Strategic Position: Preventing a Sub-Standard Precedent

As a long-term Pyrmont stakeholder, I accept that development on this site will occur as part of the broader Pyrmont Peninsula transformation. However, because this tower is one of the first major high-rise projects to leverage the value uplift of the new Metro precinct, it will set the definitive precedent for all upcoming towers in the area.

Council must reject the current iteration of DA D/2026/513 until key architectural and infrastructure flaws are rectified. These issues are efficient and cost-effective to fix at the current design and DA stage, but will be structurally impossible to correct once the building is constructed, leaving Pyrmont with a sub-standard architectural legacy.

2. Mandatory Design Excellence and Community Protections

⇒ **Correcting Disproportionate Active Transport & EV Infrastructure:** Walking should be recognized as the highest priority mode within the transport hierarchy. As the State builds for increased residents in cities and surrounding transport hubs, walking is an essential form of transport, not just recreation. The current infrastructure proposal is fundamentally flawed and fails to meet these contemporary expectations.

- **Mandatory EV Infrastructure:** While the building provides extensive private parking, it currently features zero electric vehicle charging facilities. To comply with modern City of Sydney DCP standards and future-proof the precinct, Council must mandate that a minimum percentage of residential and commercial spaces are equipped with functional, active EV charging infrastructure, rather than leaving it as a costly retrofit for a future executive committee.

- **Active Transport Ratios:** Providing only one single shower for the entire commercial workforce is a severe oversight for a major shop-top housing project. The private vehicle parking footprint must be reduced by at least 50% to align with the precinct's premier public transport access, and the commercial pushbike parking ratio must be drastically increased.

⇒ **Mandatory Canopy Replacement & Climate Adaptation:** The DA explicitly notes tree removal as part of the demolition and excavation phase. To mitigate the heat island effect and provide genuine pedestrian protection:

- **Large-Scale Tree Replacement:** Council must condition that any removed or damaged street trees are replaced with mature, large-branched species capable of providing substantial, continuous footpath shade when fully grown.

- **Deep Architectural Awnings:** On specific street frontages where underground infrastructure or site constraints mean large canopy trees cannot be physically planted and sustained, the developer must design and install substantial, deep protective architectural awnings to ensure continuous pedestrian climate comfort.

⇒ **Urban Ecology & The Bird-Safe Precedent:** With land values driven up by public Metro investment, the developer must deliver proportional ecological safety. Given the site's location on a key avian flight path near the Sydney Fish Markets, Bird-Strike Safe Glazing must be mandated at all levels. Introducing non-reflective, patterned, or UV-reflective bird-safe glass is simple and cost-effective during procurement, but retrofitting a 36-storey glass facade after a pattern of wildlife fatalities emerges is impossible.

⇒ **Proactive Acoustic & Reflective Isolation:** Adjacent neighbours should not be forced to live with permanently closed windows and drawn blinds to survive the 24/7 noise of mechanical plant floors or intense reflective glare. Under latest NSW EPA noise reforms, Council must mandate that all mechanical plant levels are fully enclosed and acoustically dampened at the design stage.

⇒ **Ground-Level Microclimate and Cafe Sustainability:** The current lower-ground design features harsh, hard vertical surfaces that will generate severe downward wind tunnels. This will create a hostile environment for active transport users and make outdoor street-level dining completely unviable. The lower levels require significant design "softening"—including deep-soil zones, wide protective awnings, and dense tree canopies—to ensure the commercial spaces remain vibrant, comfortable, and sustainable.

⇒ **Circular Economy & Public Infrastructure Reciprocity:** The building footprint must not treat the space between buildings as a passive, leftover setback. Following Jan Gehl's principles, these gaps must act as critical performance corridors—incorporating a public, active through-site pedestrian laneway, passive CCTV surveillance, and a comprehensive street-level stormwater upgrade to filter runoff at the source. This development must host public-benefit infrastructure, including accessible public water fountains and restrooms.

⇒ **Documented, Face-to-Face Community Protocol:** To avoid a fractured relationship during the long construction timeline and subsequent occupation, Council must condition the DA to require established, documented, and face-to-face community consultation channels, moving away from a model of reactive complaints.

3. Conclusion We cannot afford to let 26-38 Saunders Street set a low bar for the future of Pyrmont. Incorporating these specific amendments right now protects human health, urban wildlife, and long-term economic sustainability. I urge Council to demand these design excellence upgrades before granting any approvals.

I appreciate your consideration
Local Resident

From: Paul Burns <[redacted] on behalf of Paul Burns <[redacted] <Paul Burns <[redacted]

Sent on: Friday, July 3, 2026 4:29:44 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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,

While there is no point in opposing the main tower as it is already a done deal by the looks of it a couple of aspects need to be strongly objected too.

- INCREASE IN PODIUM HEIGHT

When the Council's detailed study of this site was done, the podium was to be no greater than 5 or 6 stories maximum. Now we find they have presented a DA with a podium almost double in height on the Norh West corner.

This will tower over and block views from the surrounding park and cliff face, including important city skyline views from the cliff top.

The Council should insist that the original plan to limit the podium to no greater than 6 floors be maintained.

Further, it is utterly offensive to surrounding residents that the increased podium will now result in complete view loss for many apartments with many now losing BOTH the iconic Sydney Harbour Bridge AND the city skyline including center point etc. So much for their claim of being sympathetic to their neighbors.

Council's detailed studies were on the podium remaining at the current level of the existing building which at least maintained some level of view sharing around the massive tower . Now the podium increase completely wipes this out.

If their greed cannot be controlled why not just give them another floor on top. It is already 38 floors. Why not just go to 39. No one will notice the difference as it already will completely tower over it's neighbors.

- PARKING

The car park entry being within meters of the existing entry / exit to 120 and 122 Saunders (250 apartments - all with car spaces) and Tara building (70 apartments) will be a very sub optimal outcome. The car park entry should be on the other side where it is now for the existing building. This will disperse traffic in a more reasonable manner and increase safety for the pedestrians and cyclists coming off the Anzac Bridge ramp. Detailed traffic studies need to be done to ensure safe movement of cars / pedestrians and cyclists at this busy corner.

Thanks

Paul Burns
Owner in 122 Saunders Street Pyrmont

Regards

Paul Burns | Senior Business Development Manager - Commercial
M:
W: thinktank.net.au

Thinktank..

From: Rebecca W <[redacted] on behalf of Rebecca W <[redacted] <Rebecca W <[redacted]

Sent on: Friday, July 3, 2026 5:12:54 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

As a long term resident of Pyrmont and now bringing up my two young children here, I am deeply concerned about this new development - especially the height and size. The current apartment building is not even that old and to knock it down and rebuild such a huge building is completely out of line with sustainability - which is supposed to be the key focus of the city of Sydney and all developers . In a space which previously held a few hundred people - there will now be thousands, the current roads in and around are barely able to cope with the current amount of traffic (and the roads have been further reduced by bike lanes and inconveniently placed jutting out gardens), there is often the excuse that new residents “won’t rely on cars as there is public transport” but this will never be the case as cars continue to be the only reliable mode of transportation in this city. The height of the building is too high and would dwarf surrounding neighborhoods and block sunlight and create wind tunnels.
The pocket park in front of the building is home to an abundance of wildlife including possums and rare frogs - all these animals would be severely impacted by this development and there would be certain loss of inner city biodiversity.

While there is need to increase housing - Pyrmont and white bay seek to increase beyond sustainable growth with greedy developers building taller and taller residences with no regard to existing residents. I know that there is a lot of money being made by developers and governments by doing this but the lack of planning and foresight is extremely concerning. The local schools are full, internet is patchy, we often have black outs. The reason people want to live in Pyrmont is because of the quiet lifestyle - adding a massive development like this would erase that completely.

Please reconsider this development, specifically the height - it should be no taller than current EXISTING buildings

I also insist you do a full audit of the biodiversity in the surrounding area as impact on these animals and wildlife must also be prioritized.

Rebecca

Sent from my iPhone

From: [redacted] on behalf of [redacted]
Sent on: Friday, July 3, 2026 5:13:21 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Dear City of Sydney Planning Assessment Team,

I object to Development Application **D/2026/513** for **26–38 Saunders Street, Pyrmont NSW 2009**.

I request that my name, address, email address and telephone number be withheld from publication to the extent permitted by Council's privacy process.

I understand the application seeks consent for strata plan consolidation, demolition of the existing building, excavation, earthworks, tree removal, and construction of a shop-top housing development. I object to the proposal in its current form because the proposed built form is excessive in height and scale, and because the increase in residential density is not matched by sufficient public/community infrastructure.

The proposal is too tall for this location. The application material acknowledges that the applicable height control is**RL135**, while the proposal seeks **RL137** to the top of the building parapet and**RL140.8** to the top of the architectural roof feature. The applicant's Clause 4.6 request characterises the non-compliance as a 2 metre / 1.5% variation, but the planning issue is not only the numerical exceedance. The development's cumulative height, bulk and skyline effect must be assessed in the context of Pyrmont's existing public domain, neighbourhood character and infrastructure capacity. The applicant's own DCP compliance material states that the anticipated bulk and scale would position the building as **the tallest in the precinct**. That is a significant urban-design outcome, not a minor or technical matter.

I am also concerned that the application seeks a substantial uplift in residential density without delivering a commensurate public benefit. The proposal includes**175 apartments**, including a high proportion of larger dwellings: 19 one-bedroom, 43 two-bedroom, 105 three-bedroom and 8 four-bedroom apartments. This will create a material increase in the number of residents using local streets, open spaces, community facilities, libraries, study spaces and other public resources. However, the public-facing components identified in the proposal appear to be primarily retail/food and beverage uses, landscaping, a courtyard, a through-site link, public art and communal open space. These may to some unknown extent improve the presentation of the development, but they do not address the broader civic and social infrastructure demand generated by a high-density residential tower.

This is particularly important in Pyrmont. The suburb currently has**NO PUBLIC LIBRARY.** However, libraries are quintessential to the civic life of a neighbourhood, catering for the full range of civic, educational, study, digital, meeting and community functions. In my view, a development of this scale should not rely on existing limited local facilities while adding a significant new residential population.

At the very least, if Council is minded to approve a tower of this height and density, the consent should require a substantial public library or library/community learning facility within the building, secured through an enforceable condition or planning agreement. This should be a genuinely public facility, not merely a private residents' amenity or a small book collection point. It should be accessible from the public domain, designed for public use, and delivered before or at the same time as occupation of the residential component.

A relevant precedent is **St Leonards Library at Mall 88, 88 Christie Street**, where a public library has been incorporated into a high-density mixed-use precinct. Lane Cove Council identifies that library as providing Wi-Fi, printing/scanning/copying, study spaces, meeting/training rooms, community information and other public library functions. The St Leonards Station Precinct is also described as including a new St Leonards Public Library, public open space, commercial space, retail and residential towers. Pyrmont should receive a comparable civic benefit if it is asked to absorb comparable intensification.

For these reasons, I request that Council either:

1. **refuse the application in its current form** , because the proposed height, bulk and density are excessive and not adequately supported by public infrastructure; or
2. require the applicant to **substantially reduce the height and density** of the proposal; or
3. at minimum, require the applicant to provide a **dedicated public library / community learning facility within the development**, secured by an appropriate planning mechanism, as a condition of any approval.

I also ask Council to ensure that any assessment gives proper weight to the cumulative impact of this proposal together with the broader Pyrmont Peninsula growth strategy. Increased housing supply should not be delivered without corresponding local social infrastructure. A development of this scale should make a clear and tangible contribution to the public life of Pyrmont, not only to private residential yield.
Please confirm receipt of this objection and keep me informed of the assessment process, including any referral to the Local Planning Panel or Central Sydney Planning Committee.
Yours faithfully,

[redacted]

[redacted]

Political donations and gifts disclosure: I have not made any reportable political donation or gift requiring disclosure

[redacted]

From: Christina Ambados < [redacted] on behalf of Christina Ambados < [redacted] <Christina Ambados < [redacted]

Sent on: Friday, July 3, 2026 5:39:05 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 City of Sydney Planning committee

You can't be serious. This development application can't be allowed to go ahead.

It is completely out of character and feel of the Pyrmont village atmosphere. It will be a monstrosity and eye sore and is completely unacceptable.

I'm opposed the the development 1000%.

Christina Ambados
Pirrama Road
PYRMONT

From: Tim Crozier < [redacted] on behalf of Tim Crozier < [redacted] <Tim Crozier < [redacted]

Sent on: Friday, July 3, 2026 5:46:52 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

With regards this development I believe it is completely inappropriate for this location. At a proposed height of 38 storeys it is out of character with the surrounding area. It will impact the amenity of many people who live in its vicinity by obstructing their outlook, causing increased noise and creating shadow over a wide area. The increase in the density of the area will also create increased traffic management issues. It also sets a poor precedent for future development to tear down buildings that are not that old and still serviceable, to be replaced increasing larger buildings.

Regards,

Tim Crozier
Mb: [redacted]

From: Wouter Venhuizen <[redacted] on behalf of Wouter Venhuizen <[redacted] <Wouter Venhuizen <[redacted]

Sent on: Friday, July 3, 2026 7:06:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

I strongly object to this proposed development. The development wil put significantl pressure on local roads which at peak hours are already overloaded. Adding more units to this particular area without first addressing the load on roads leading into and out of the area will cause a gridlock in the area especially considering the additional units planned for the old fishmarket site.

From: <[redacted]

Sent on: Friday, July 3, 2026 7:14:50 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 formally object to the proposed redevelopment of **26–38 Saunders Street, Pyrmont**, which seeks to demolish the existing residential building and replace it with a **38-storey residential tower**. This proposal represents a dramatic and inappropriate intensification of the site and raises significant concerns for local residents, including myself at **122 Saunders Street**.

Excessive height and loss of Pyrmont's established character

The proposed tower is vastly taller than the existing building and surrounding fabric. This scale is inconsistent with Pyrmont's established mid-rise residential character and would introduce a CBD-style skyscraper into a neighbourhood historically defined by human-scale streets, heritage elements, and moderate density.

Availability of alternative development sites

There is already substantial redevelopment land identified in the broader Pyrmont/Blackwattle Bay area, where higher-density housing can be more appropriately accommodated. Given this, placing a 38-storey tower directly within an existing residential pocket is unnecessary and disproportionate.

Severe construction impacts (noise, dust, vibration, traffic, cumulative stress)

The demolition of the existing building and multi-year construction of a 38-storey tower will create unavoidable and prolonged impacts for residents. These include:

- Heavy machinery noise and vibration throughout the day
- Dust, debris, and reduced air quality affecting nearby apartments
- Construction traffic congestion on Saunders Street and Quarry Master Drive
- Safety risks for pedestrians and local traffic
- Loss of peaceful enjoyment of homes due to continuous construction activity

In addition to the impacts from this single project, residents of Saunders Street are already facing major redevelopment works on Bank Street and the wider Blackwattle Bay precinct. Once construction begins at 26–38 Saunders Street, our building at 122 Saunders Street will be surrounded by construction sites on multiple sides.

This cumulative effect will create a high-intensity construction environment lasting several years, with significant consequences for residents' physical and mental health, including:

- Chronic noise exposure
- Sleep disruption
- Stress and anxiety from constant construction activity
- Reduced air quality
- Limited access to quiet outdoor space
- Ongoing traffic and pedestrian hazards

The combined impact of simultaneous large-scale developments is far beyond what is reasonable for an established residential neighbourhood and will materially degrade the wellbeing of current residents.

Loss of sunlight, views, and sky access

A 38-storey tower will block direct sunlight and sky views for surrounding buildings, including **122 Saunders Street**, which currently enjoys open outlooks. This loss of amenity will materially reduce quality of life and property value for existing residents.

Traffic and congestion risks

The proposed development includes a car-park entry/exit on Saunders Street. Locating this directly opposite existing driveways (including ours at 122 Saunders Street) will create:

- Conflicting vehicle movements
- Increased congestion
- Reduced visibility for vehicles and pedestrians
- Higher risk of accidents

Saunders Street is already narrow and heavily used by residents and service vehicles; additional driveway conflict will worsen safety and congestion.

Privacy intrusion

A 38-storey tower will introduce direct line-of-sight into apartments across the street, including bedrooms and living areas. This represents a significant privacy intrusion for existing residents and is incompatible with good urban design and residential amenity.

Wind and overshadowing impacts

A building of this height is likely to create wind-tunnel effects and extensive overshadowing of nearby streets, footpaths, and communal open spaces. This will make the public realm less comfortable and reduce the usability of outdoor areas for residents.

Conclusion

For the reasons outlined above—excessive height, loss of neighbourhood character, construction impacts, overshadowing, privacy intrusion, traffic risks, and broader amenity concerns—I strongly oppose the proposed redevelopment at **26–38 Saunders Street**.

I request that the proposal be reconsidered and that any future development on this site be more appropriately scaled and designed to respect Pyrmont's established character, protect existing residents, and align with the broader planning objectives for the area.

Sincerely,

Marek Wachtl Resident, 122 Saunders Street, Pyrmont NSW
Phone
Email:

From: Diana Baloghova <[redacted] on behalf of Diana Baloghova <[redacted] <Diana Baloghova <[redacted]

Sent on: Friday, July 3, 2026 8:15:09 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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 express my strong objection to the proposed redevelopment at **26–38 Saunders Street, Pyrmont**, which seeks to replace the existing residential building with a **38-storey tower**. As a resident of **122 Saunders Street**, I am deeply concerned about the scale of this project and the significant negative impacts it will have on our neighbourhood and daily life.

Impact on Pyrmont's character and streetscape

Pyrmont has always been defined by its mid-rise residential character, heritage elements, and human-scale streets. Introducing a 38-storey skyscraper into this environment would fundamentally alter the look and feel of the area. It is completely out of proportion with surrounding buildings and inconsistent with the established identity of our community.

Construction impacts and cumulative stress on residents

The demolition and construction of a tower of this size will bring years of noise, dust, vibration, and heavy vehicle traffic. These impacts are already difficult for residents to manage on their own — but in this case, the situation is even more concerning.

There are **major redevelopment works planned and underway on Bank Street and the Blackwattle Bay precinct**, meaning our building will be **surrounded by construction sites on multiple sides**. The combined effect of simultaneous large-scale projects will create an environment of constant disruption.

This is not just an inconvenience; it poses real risks to residents' **physical and mental health**, including:

- Chronic noise exposure
- Reduced air quality
- Stress and anxiety from continuous construction activity
- Sleep disruption
- Limited access to quiet outdoor space

In addition, a large number of residents in Pyrmont — including many in our building — **work from home either full-time or part-time**. Continuous construction noise, drilling, demolition vibration, and heavy vehicle movements will make it extremely difficult for people to work effectively, attend online meetings, or maintain a productive and healthy home environment. For those who rely on their homes as their workplace, this level of disruption is not manageable and will have serious consequences for wellbeing, employment, and daily functioning.

Loss of sunlight, views, and privacy

A 38-storey tower will block sunlight and sky views for many surrounding buildings, including ours. It will also create direct lines of sight into homes across the street, raising serious privacy concerns for residents who currently enjoy a reasonable level of separation and visual comfort.

Traffic and safety concerns

The proposed car-park entry and exit on Saunders Street — directly opposite existing driveways — will create dangerous conflict points. Saunders Street is already narrow and busy, and adding more vehicle movements will increase congestion and reduce safety for pedestrians, children, and residents entering or exiting their buildings.

Availability of more suitable development sites

There are numerous large redevelopment areas identified in the Pyrmont and Blackwattle Bay planning strategies where higher-density housing can be more appropriately located. It is unnecessary and unreasonable to place a skyscraper in the middle of an existing residential pocket where it will cause disproportionate harm to current residents.

Conclusion

For these reasons — including excessive height, loss of neighbourhood character, severe cumulative construction impacts, overshadowing, privacy intrusion, traffic risks, and the significant disruption to residents who work from home — I strongly oppose the proposed redevelopment at **26–38 Saunders Street**.

I respectfully request that the proposal be reconsidered and that any future development on this site be more appropriately scaled and designed to protect the wellbeing of existing residents and preserve the character of Pyrmont.

Sincerely, **Diana Baloghova** Resident, 122 Saunders Street, Pyrmont NSW
Phone:

Sent from my iPhone

From: Chuan Teo < [redacted] on behalf of Chuan Teo < [redacted] <Chuan Teo < [redacted]

Sent on: Friday, July 3, 2026 8:45:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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.

Sirs,

I imagine you've received many angry responses regarding this development and don't need another.

I urge you to just go over to the site. Experience for yourself the serene environment that is Saunders Street. And imagine how a high rise building will destroy a thriving, close-knit neighbourhood. Find the courage not to allow this to happen.

Chuan TEO

From: Angela R <[redacted] on behalf of Angela R <[redacted] <Angela R <[redacted]

Sent on: Friday, July 3, 2026 9:19:13 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

I wish to object to the proposed 35-storey development on the grounds that it represents an excessive scale and intensity of development which will have unacceptable impacts on the surrounding community and built environment.

While I recognise that Pyrmont has been identified as an area for increased housing and employment growth, this proposal goes beyond what constitutes appropriate urban development. Good planning requires that additional density be accompanied by development that respects the existing urban character, protects residential amenity and is supported by adequate infrastructure.

The proposed tower is substantially taller than surrounding residential buildings and would become an overwhelmingly dominant element within the local streetscape. Its scale is out of proportion to the existing built form and would fundamentally alter the character of the precinct.

The development will also have significant impacts on neighbouring residents through increased overshadowing, reduced access to natural light, visual bulk, loss of privacy and a diminished sense of openness. These impacts extend well beyond the development site and will reduce the residential amenity currently enjoyed by surrounding apartment buildings.

The proposal also represents an overdevelopment of a precinct that is already one of the most densely populated residential areas in Australia. Existing roads, footpaths, public transport, parks and community facilities already experience considerable demand. Introducing a development of this magnitude without corresponding infrastructure improvements will further increase pressure on services and reduce the quality of life for existing and future residents.

In considering this application, I ask that the City carefully assess whether the proposal achieves an appropriate balance between facilitating additional housing and protecting the public interest. Increased density should not come at the expense of good urban design, reasonable building scale or the amenity of neighbouring properties.

For these reasons, I respectfully request that the application be refused. Alternatively, if approval is contemplated, the proposal should be substantially reduced in height and overall bulk so that it better reflects the surrounding built form and significantly reduces its impacts on neighbouring residents and the public domain.

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

Sent on: Friday, July 3, 2026 9:23:28 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009 - Attention Shannon Rickersey

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

Dear City of Sydney Planning Assessment Team,

I object to Development Application D/2026/513 for 26–38 Saunders Street, Pyrmont NSW 2009. I request that my name, address, email address and telephone number be withheld from publication to the extent permitted by Council's privacy process.

I understand the application seeks consent for strata plan consolidation, demolition of the existing building, excavation, earthworks, tree removal, and construction of a shop-top housing development. I object to the proposal in its current form because the proposed built form is excessive in height and scale, and because the increase in residential density is not matched by sufficient public/community infrastructure.

The proposal is too tall for this location. The application material acknowledges that the applicable height control is RL135, while the proposal seeks RL137 to the top of the building parapet and RL140.8 to the top of the architectural roof feature. The applicant's Clause 4.6 request characterises the non-compliance as a 2 metre / 1.5% variation, but the planning issue is not only the numerical exceedance. The development's cumulative height, bulk and skyline effect must be assessed in the context of Pyrmont's existing public domain, neighbourhood character and infrastructure capacity. The applicant's own DCP compliance material states that the anticipated bulk and scale would position the building as the tallest in the precinct. That is a significant urban-design outcome, not a minor or technical matter.

I am also concerned that the application seeks a substantial uplift in residential density without delivering a commensurate public benefit. The proposal includes 175 apartments, including a high proportion of larger dwellings: 19 one-bedroom, 43 two-bedroom, 105 three-bedroom and 8 four-bedroom apartments. This will create a material increase in the number of residents using local streets, open spaces, community facilities, libraries, study spaces and other public resources. However, the public-facing components identified in the proposal appear to be primarily retail/food and beverage uses, landscaping, a courtyard, a through-site link, public art and communal open space. These may improve the presentation of the development, but they do not adequately address the broader civic and social infrastructure demand generated by a high-density residential tower.

This is particularly important in Pyrmont. The suburb currently has Pyrmont Link, which the City describes as an unstaffed library service for collecting and returning loans, rather than a full public library branch with the full range of civic, educational, study, digital, meeting and community functions. In my view, a development of this scale should not rely on existing limited local facilities while adding a significant new residential population.

At the very least, if Council is minded to approve a tower of this height and density, the consent should require a substantial public library or library/community learning facility within the building, secured through an enforceable condition or planning agreement. This should be a genuinely public facility, not merely a private residents' amenity or a small book collection point. It should be accessible from the public domain, designed for public use, and delivered before or at the same time as occupation of the residential component.

A relevant precedent is St Leonards Library at Mall 88, 88 Christie Street, where a public library has been incorporated into a high-density mixed-use precinct. Lane Cove Council identifies that library as providing Wi-Fi, printing/scanning/copying, study spaces, meeting/training rooms, community information and other public library functions. The St Leonards Station Precinct is also described as including a new St Leonards Public Library, public open space, commercial space, retail and residential towers. Pyrmont should receive a comparable civic benefit if it is