Attachment G

Submissions – Part 2

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

asked to absorb comparable intensification.

For these reasons, I request that Council either:

refuse the application in its current form, because the proposed height, bulk and density are excessive and not adequately supported by public infrastructure; or
require the applicant to substantially reduce the height and density of the proposal; or
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,



From: Stephen Kotzin <[redacted] on behalf of Stephen Kotzin <[redacted] <Stephen Kotzin <[redacted]

Sent on: Saturday, July 4, 2026 12:00:44 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.

Hi

I'd like to provide feedback regarding this application.
The proposed building is too high and will be an eyesore in our neighbourhood. The aesthetic of this area is quite flat with large building around the edges this new building is right in tge middle and will be 100m high like a big rocket .

The proposed area is also very small and the streets are narrow with only one way in and out. The proposed 190 car spaces will create major congestion.

The construction of a building of this scale will also cause major noise and dust pollution. This will affect residents and also the wildlife that lives in the trees surrounding the building . It will also scare all the pets in the surrounding apartments and potentially cause health issues from the dust .

The buildings size will also shadow the existing units and remove a lot of natural light . This darkness can cause depression.

We feel this build being a luxury apartment skyrise is not needed in this area of pyrmont and will be too high and large and ruin the aesthetic of our suburb .

Please reject this application

Thanks
Stephen Kotzin
2-10 Quarry Master Drive

From: [redacted] on behalf of [redacted]

Sent on: Saturday, July 4, 2026 10:02:46 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.

Objection Details:

- Name: [redacted]
- Address: [redacted]
- Date: 4 July 2026

To the City of Sydney Assessment Team,

I am writing as an elevated hillside resident at [redacted] to lodge my strongest objection against the proposed 38-storey residential tower at 26-38 Saunders Street. While the broader precinct strategy exists, this specific proposal represents extreme, unconscionable overdevelopment that must be knocked back by the Council.

I am deeply concerned that the Council is even considering granting the developer an extra height uplift to 38 storeys for no justifiable reason. The finalised local planning controls already capped this site at a maximum of 36 storeys which is already a severe overdevelopment that is far too high for this low-to-medium rise pocket. Granting a further height bonus simply serves developer greed at the total expense of established hillside residents.

I urgently request that the Council refuse this extra height uplift and enforce a major reduction in overall height based on the following critical planning grounds:

1. Severe Sunlight Blockage and Artificial Hillside Walling

- The Problem: My building sits elevated on the hill directly behind and overlooking the development site. By pushing this tower to an unprecedented 38 storeys, the developer is constructing a giant artificial wall right in front of the hill. This massive concrete barrier will completely block crucial afternoon and winter sunlight from traveling up the hillside to reach our apartments, private balconies, and common living spaces.
- Planning Breach: This excessive scale violates the NSW Apartment Design Guide (ADG) solar access provisions. New developments are legally required to optimize solar access and protect the natural light of established neighbours. Pushing the building beyond the site controls to 38 storeys destroys our fundamental right to natural heat efficiency and mental well-being.

2. Hostile Disruption to Our Home-Based Working Environment

- The Problem: Due to modern corporate work practices, our apartment serves as a full-time professional office space for a combined 9 days out of the working week.
- Planning Breach: The proposal completely fails to account for the post-COVID reality of widespread home-based employment. Forcing professional residents to endure 2 to 3 years of heavy excavation, structural rock-hammering, and drilling directly compromises our livelihood, acoustic privacy, and health. The current proposal contains zero adequate acoustic shields or protection frameworks for a neighborhood where home-based work is the standard norm.

3. Unmitigated Noise and Dust Pollution Traveling Upward

- The Problem: Because our properties are located close together and sound and airborne particles naturally travel upward, our hillside position leaves us completely exposed to severe environmental fallout.
- Planning Breach: The demolition of the existing structural footprint will create years of nonstop concrete dust, heavy localized vibrations, and deafening noise. This pollution will make it impossible for nearby residents to safely open their windows, use their balconies, or enjoy their homes on weekends, directly breaching the Council's basic clean air and liveability guidelines.

4. Total Failure of View Sharing from Elevated Positions

- The Problem: The developer has openly stated that this tower is explicitly designed to grab exclusive views of the Sydney Harbour Bridge. It achieves this selfishly by completely wiping out the existing panoramic views and open sky naturally enjoyed by elevated hillside residents at .
- Planning Breach: Under landmark NSW Land and Environment Court planning principles (The Tenacity Rules), developers must practice strict "view sharing." A single building built on a lower-ground allotment cannot hoard public vistas by completely choking out its elevated hillside neighbours.

5. Severe Environmental Waste and Short Life Cycle Demolition

- The Problem: The existing building on the site was constructed around 2000 and is only 26 years old. It is a modern, perfectly structural, and functional building. Tearing it down creates an unacceptable level of environmental waste.
- Planning Breach: Demolishing a building that is not even a quarter of a century old completely goes against the City of Sydney's own Net Zero targets and sustainable development goals. The massive amount of concrete waste and carbon footprint created by destroying a young building, just to replace it with a tower that suffocates the neighborhood, has absolutely zero public or environmental merit.

Conclusion
A 36-storey building is already completely out of scale for Saunders Street, but giving the developer a free pass to build 38 storeys is unacceptable. I strongly urge the Council to protect the liveability of the Pyrmont hillside community. Please refuse this height uplift, force a significant reduction to protect our solar and view lines, and enforce strict, non-negotiable construction management boundaries.Thank you for considering this critical feedback.

Thank you for considering this critical feedback.

Regard,

From: Robert Schreiber <[redacted] on behalf of Robert Schreiber <[redacted]
<Robert Schreiber <[redacted]
Sent on: Saturday, July 4, 2026 10:25:56 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 am the owner and resident of Apartment 706, 21 Cadigal Avenue, Pyrmont. I strongly object to the proposed development.

I have lived in Pyrmont for over 11 years and have seen the suburb continue to grow. While I understand that redevelopment is sometimes necessary, I believe this proposal represents over-development of the site and will have unacceptable impacts on existing residents and the surrounding community.

My apartment faces west directly toward the proposed development. The increase from the previously proposed 33-storey tower to a 37-storey tower, together with the much larger podium, will significantly reduce my outlook and access to natural daylight and sunlight. These are qualities that contribute greatly to the liveability of my home and should not be unnecessarily compromised. Not to mention decreasing the value of our apartment that of which is our retirement plan.

Like many Australians, I now work primarily from home. My apartment is not simply somewhere I sleep, it is my workplace for most of the week. The Construction Management Plan makes it clear that construction will involve years of demolition, excavation, piling, heavy vehicle movements and major building works. The constant noise, vibration, dust and disruption will make it extremely difficult to carry out my work, participate in online meetings and maintain the quiet environment required to perform my job. This is a significant impact that cannot simply be dismissed as a temporary inconvenience.

The proposal also includes six basement levels with parking for approximately 190 vehicles, with vehicle access directly opposite the driveways serving Tara and 120–122 Saunders Street. Anyone who lives in Pyrmont knows that the surrounding road network is already heavily congested, particularly during peak periods. Adding almost two hundred additional parking spaces and the associated traffic movements will only worsen congestion, increase delays and reduce safety for residents, pedestrians and cyclists.

I am also concerned by the claim that local infrastructure can comfortably absorb more than one thousand additional residents. This does not reflect the lived experience of people who already live here. Our roads are frequently congested, local public spaces are heavily used, and community infrastructure is already under considerable pressure. Simply stating that capacity exists does not make it so.

Perhaps most concerning is that this development does little to address Sydney's housing needs. The proposal consists entirely of luxury apartments, which are already well represented throughout Pyrmont. At a time when Sydney faces a genuine housing affordability crisis, approving another luxury residential tower does not provide the diverse and affordable housing our city requires. Instead, it delivers greater density without delivering broader community benefit.

This proposal is substantially larger than the scheme previously recommended for approval in 2024. Rather than responding to community concerns, it intensifies the scale of development and the impacts on neighboring residents. The cumulative effect of increased building height, additional bulk, reduced sunlight, construction disruption, traffic impacts and pressure on local infrastructure makes this proposal unreasonable.

I respectfully ask Council to refuse this development application. At the very least, the proposal should be significantly reduced in height and scale so that it better respects the existing residential community and the amenity of surrounding properties.

Thank you for considering my submission.

Robert Schreiber

Owner occupier 706/21 Cadigal Ave Pyrmont



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

Sent on: Friday, July 3, 2026 6:25:52 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: [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 City of Sydney Planning Assessment Team,

I am writing as a local resident objecting to Development Application D/2026/513 for 26–38 Saunders Street, Pyrmont NSW 2009.

I request that my name, address, e-mail address and telephone number be withheld from publication to the extent permitted by Council's privacy process.

The proposal involves consolidating strata plans, demolishing the current structure, carrying out excavation and earthworks, removing trees, and building a large shop-top residential development. I believe the current plans should not proceed because the building's height and overall mass are far too much for this area, and the sharp rise in housing numbers is not backed by enough supporting public infrastructure.

The height is particularly problematic. While the planning controls set a limit of RL135, the application pushes for RL137 at the parapet and up to RL140.8 for the roof feature. The applicant downplays this as only a small 2-metre variation, but the real issue goes well beyond numbers. This tower would stand out dramatically against Pyrmont's current streetscape and skyline, creating major impacts on neighbourhood character, views, and the ability of local services and roads to cope. The supporting documents themselves note that it would become the tallest building in the precinct — this is a major change, not a minor tweak.

I am especially worried about the large jump in residential density. The plans show 175 apartments, with many family-sized units (19 one-bedroom, 43 two-bedroom, 105 three-bedroom, and 8 four-bedroom). This will bring a significant influx of new residents to an already busy area, putting extra pressure on streets, parks, community spaces, libraries, and other local amenities. Yet the public elements offered, such as retail spaces, landscaping, courtyard, through-site link, public art, and internal open areas, mainly benefit the development itself rather than addressing the wider needs of the neighbourhood. Already limited street parking will be even more affected.

Adding so many new households without meaningful upgrades to these services feels unsustainable.

A further serious concern is emergency vehicle access and egress. Quarrymaster Drive is a narrow street that will struggle to handle the increased traffic, pedestrians, and activity from such a dense development. Safe movement for fire trucks, ambulances, and other emergency services could be compromised, raising real risks for residents in the new tower and the wider area. Saunders Street in particular is already reduced to a single-lane, two-way street.

If approval is considered at all for a building of this scale and height, it must include a strong public benefit. At minimum, this should involve incorporating a genuine, publicly accessible library or community centre directly within the development — fully equipped and accessible for public use, open from the street, and available before residents move in. This could be secured via conditions or a planning agreement. A good example is the public library integrated into the high-density St Leonards mixed-use precinct, which provides proper facilities like Wi-Fi, printing, study spaces, and meeting rooms. Pyrmont deserves similar consideration given the level of intensification proposed.

For these reasons, I ask the Council to:

- Reject the application as it stands, due to the excessive height, bulk, and density not being supported by



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, July 6, 2026 8:51:25 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009

From: Andrew Lee <
Sent: Sunday, 5 July 2026 3:20 AM
To: Shannon Rickersey
Subject: Query: 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.

To: The General Manager and Planning Assessment Team
City of Sydney

Re: Objection to Development Application D/2026/513 – 26–38 Saunders Street, Pyrmont

Dear Sir/Madam,

I write to object to Development Application D/2026/513 for the proposed residential tower at 26–38 Saunders Street, Pyrmont.

I make this submission as an owner of property in Pyrmont and as an urban geographer with more than forty years of professional experience studying cities, urban change, sustainability and the relationship between density and liveability. Although I am not presently resident in Pyrmont, I intend to return and reside in my property as part of my retirement plans. Consequently, I have both a professional and a personal interest in the long-term future and liveability of this community.

I support urban consolidation and accept that Sydney must accommodate substantial population growth. Higher-density development, particularly in well-served locations, is a necessary component of a sustainable metropolitan strategy. However, successful cities are not created simply by increasing dwelling numbers. They are created by maintaining a careful balance between density, open space, environmental quality, infrastructure and human wellbeing.

In my professional opinion, this proposal fails to achieve that balance.

1. Cumulative Overdevelopment and the Erosion of Liveability

Pyrmont is already one of Australia's most densely populated urban precincts. It is simultaneously experiencing significant additional development pressure associated with the Metro, the Blackwattle Bay renewal precinct and the new Sydney Fish Market.

The key planning issue is therefore not this tower in isolation, but its cumulative impact when considered alongside existing and proposed development across the peninsula.

Urban research consistently demonstrates that beyond a certain threshold, additional density begins to erode the qualities that make places attractive and liveable. Higher density without corresponding increases in public space, community infrastructure and environmental amenity can result in overcrowding, reduced satisfaction and declining neighbourhood quality.

Experience elsewhere in Sydney should serve as a warning. Parts of Ryde, Wentworth Point and, to some

extent, Green Square have experienced substantial community concern regarding the pace of densification relative to the provision of open space and supporting infrastructure.

Pyrmont risks repeating these mistakes.

2. Failure to Protect Public Amenity and Open Space

As population density increases, access to high-quality public spaces becomes progressively more important.

The western gateway to Pyrmont, including the approaches to the ANZAC Bridge, Blackwattle Bay and the new Sydney Fish Market precinct, represents one of the most significant opportunities in inner Sydney to create a generous and highly attractive waterfront environment for both residents and visitors.

This proposal risks compromising that opportunity.

An exceptionally tall tower in this location would contribute to an increasingly enclosed urban form and diminish the sense of openness that should characterise this emerging precinct. The area should provide visual relief, sky exposure and a sense of spaciousness that becomes ever more valuable as inner Sydney grows denser.

The City of Sydney has an opportunity to create an exemplary piece of urban waterfront. Decisions made now will shape this area for generations.

3. Loss of Visual Openness and Gateway Character

The approaches to the ANZAC Bridge perform an important urban function as one of the principal gateways to Pyrmont and the western harbour.

The proposed tower would become a dominant element in the local skyline and materially alter the character of this gateway.

The issue is not simply one of height; it is one of composition and urban legibility.

Sydney's tallest buildings are generally concentrated in carefully planned clusters, most notably in the CBD and Barangaroo. Barangaroo was master-planned as a high-rise precinct accompanied by substantial investment in public domain improvements, transport and open space.

This proposal is fundamentally different. It introduces a very tall building into a precinct with a distinct urban form and risks creating an isolated vertical element that is visually discordant and out of scale with its surroundings.

The resulting urban composition would be less balanced and would diminish the openness and environmental quality of this part of Pyrmont.

4. The Need for a Strategic Rather Than Piecemeal Approach

The City of Sydney should resist the incremental transformation of Pyrmont through isolated applications seeking substantial increases in height and density.

Cities function best when growth occurs within a coherent strategic framework that integrates:

- housing;
- public transport;
- community facilities;
- open space;
- sunlight access;
- pedestrian amenity; and

- environmental quality.

I am not persuaded that this proposal demonstrates that these considerations have been satisfactorily addressed.

Indeed, there is a risk that approval of this development would establish a precedent for further isolated towers that cumulatively and irreversibly alter the character and liveability of the Pyrmont peninsula.

Conclusion

I respectfully request that the City of Sydney refuse Development Application D/2026/513 in its current form or require a substantial reduction in its height and bulk.

As both an urban geographer and a future resident of Pyrmont, I believe profoundly in the ability of cities to evolve and accommodate growth. However, successful urban development is measured not by the number of additional apartments delivered but by whether it leaves future generations with a city that is more liveable, more humane and more resilient.

This proposal risks achieving the opposite.

Yours faithfully,

Dr Andrew Lee DPhil (Oxon), FRGS, CGeog
Owner, Pyrmont NSW
Honorary Lecturer and Associate Fellow, University College London

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, July 6, 2026 8:49:13 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009

From [redacted]
Sent: Saturday, 4 July 2026 7:48 AM
To: Shannon Rickersey
Subject: Query: 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 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 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 asked to absorb comparable intensification.

For these reasons, **I request that Council either:**

- refuses the application in its current form, because the proposed height, bulk and density are excessive and not adequately supported by public infrastructure; or
- requires the applicant to substantially reduce the height and density of the proposal; and, at minimum, require the applicant to provide a dedicated public library / community centre / 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,

T

Political donations / gifts disclosure:
I have not made any reportable political donation or gift requiring disclosure.

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, July 6, 2026 8:49:56 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009

From: [redacted] <[redacted]>
Sent: Saturday, 4 July 2026 10:14 PM
To: Shannon Rickersey
Subject: RE: Query: 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.

I request my name, address,email address and telephone number be withheld from publication to the extent permitted by Councils privacy process.

-------- Original message --------
From: [redacted] <[redacted]>
Date: 4/7/26 10:11 pm (GMT+10:00)
To: SRickersey@cityofsydney.nsw.gov.au
Subject: Query: D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009

Dear City of Sydney Planning Assessment Team,

I object to Development Application D/2026/513 for 26–38 Saunders Street, Pyrmont NSW 2009. [If submitting by email and you want privacy, insert: “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.



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

Sent on: Friday, July 3, 2026 6:59:07 PM

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

Subject: Objection to DA Number: 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.

Dear Council Team,

I am writing to object to the development application **D/2026/513** for 26-38 Saunders Street. I live in [redacted], so this project directly impacts my family's safety and daily life.

Privacy Request: I request that my name, address, email, and personal details are kept completely private and not published online.

First, I understand that this redevelopment is aligned with the *Pyrmont Peninsula Place Strategy* which includes environmental commitments. Tearing down a stable, functional apartment block to build a massive luxury tower feels completely hypocritical. It will create huge amounts of waste and contradicts the basic goals of sustainability.

Based on the developer's application documents, I urge the Council to reject this proposal for the following reasons:

1. Severe Safety Risks for My Children (Driveway Relocation)

I have concerns both during construction and once the project concludes.

The traffic report confirms that the existing, safer driveway at the southeast end of the site will be closed. A new combined entry/exit driveway will handle a large volume of vehicles at the southwest end of Quarry Master Drive. As a mother, I already have to remind my children that they live on a dangerous intersection. Right now, they have to check 6 different ways just to cross safely outside 120-122 Saunders Street:

1. Cars coming out of our own car park (which is hidden around the side).
2. Cars coming out of the 2-10 Quarry Master Drive driveway.
3. Bikes speeding down from the ANZAC Bridge ramp to their right.
4. Cars driving up the hill from Bank Street on their right.
5. Cars and bikes coming up Saunders Street toward our blocks.
6. Cars rounding the bend on Quarry Master Drive to their left.

To make matters worse, the layout plans show a *second* driveway being installed in same western side of Quarry Master Drive for delivery vans and "heavy 10.6-metre waste trucks". Introducing this volume of traffic and heavy vehicles into a primary crossing zone for local residents, especially children, is an unacceptable hazard.

With an increase in residents once the development concludes, despite the proximity of public transport, it is likely that peak-hour traffic at this spot will increase, adding an extra car every two minutes during the morning rush (Traffic Impact Assessment).

2. Excavation Impacts: Structural Risk, Noise and Trapped Air Pollution

The engineering plans show the project requires digging a 6-storey basement up to 19 metres deep into the sandstone bedrock, extending right up to the property boundaries on Saunders Street and Quarry Master Drive. Because we live in a tight enclave trapped by cliff walls, the noise from months of heavy rock-breaking will be deafeningly loud and threatens the structural integrity of neighboring foundations. Even worse, the topography means that toxic construction dust, chemical fumes, and exhaust from this construction will get trapped in this pocket, posing a direct health risk to the community.

3. Traffic Congestion and Local Access

Saunders Street was narrowed a few years ago for a bike lane and is too tight for two cars to pass easily. Quarry Master Drive cannot handle regular heavy vehicle access, yet this construction will result in traffic congestion and confusion.

4. Overwhelming Height and a "Skyline Marker"

The architectural documents proudly states that this tower is intentionally designed to be a “Marker” and the tallest development on the Pyrmont Peninsula. At 38-40 storeys, it is double the height of surrounding blocks. Because Saunders Street sits on higher ground than the waterfront, it will rise significantly higher than Bowman Street and dwarf the approved buildings at the old Fish Market site. This extreme height completely ruins the historical village character of Pyrmont, blocks sky views, and will cast massive shadows across the peninsula all day. As a local, I fear it speaks more to an egotistical endeavour than one designed to meet community needs.

5. Severe Population Density Concerns

Replacing 63 apartments with 175 units (452 bedrooms) will cause an extreme population spike on a single lot. The current building houses about 120 people, but this proposal will push that number to over 500 residents. Pyrmont is already one of the most crowded suburbs in Australia, with a higher population density than places like Singapore. Because our street is a tight pocket trapped by sandstone cliffs, this sudden influx of hundreds of people will completely overwhelm our narrowed footpaths and local open spaces. Our small neighborhood simply cannot absorb this footprint.

6. Threat to Local Nature and Carmichael Park

The excavation drawings imply that the building's boundary wall will directly abut Carmichael Park, putting the park at immediate risk of damage - impact on root systems and the introduction of chemical contamination to the flora.

Conclusion

This project is a massive over-development that threatens our safety, our health, and the character of our neighbourhood.

Please reject this application.

Sincerely,



Political donations / gifts disclosure:I have not made any reportable political donation or gift requiring disclosure.

From: R O <[redacted] on behalf of R O <[redacted] <R O <[redacted]
Sent on: Friday, July 3, 2026 6:55:57 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: D/2026/513 26-38 Saunders Street, Pyrmont NSW 2009
Attachments: ObjectionsToDevelopment_D2026_513_OyomopitoR_Final.pdf (740.01 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.

To Whom It May Concern,

Please find attached my objections to the proposed development shown in the email subject. While you may publish my name, I prefer that my phone number and email address, shown in my signature, remains private.

Regards

Dr Rebecca Oyomopito
Ph: [redacted]
Email: [redacted]

Biostatistics, Epidemiology, Innovation

Dr Rebecca Oyomopito (PhD)

99/122 Saunders Street, Pyrmont 2009 New South Wales, Australia.

Direct Contact **Ph:** **Email:**
Project Message Bank **Ph:** **Email:**

3 July 2026

Objections.Developmt.D/2026/513

RE: Objection to development D/2026/513 PYRMONT.

Overview

This document provides objections to the proposed development 26-38 Saunders Street PYRMONT NSW 2009 known as D/2026/513.

Site currently consists of a 5-storey residential building with a single level below-ground carpark.

Proposed development consists of the demolition of the existing residential and basement structures, installation of retention systems to facilitate a 6 level below ground basement carpark, construction of a 5 storey common podium and twin residential tower of 10 and 37 storey above the podium.

The proposed development:

- is a danger to pedestrians, cyclists and vehicles
- poses a risk to Sydney Metro tunnel infrastructure and that of adjacent residential buildings
- is a danger to the environment
- will overload already stretched local public transport
- will increase traffic on surrounding narrow, local streets
- will have heavy trucks in competition with local Heidelberg concrete and old Sydney Fish Market development
- increases the population of one of the most concentrated populations in NSW
- is inconsistent with frameworks for the area published by NSW and local government
- considers minimum requirements and doesn't account for cumulative nearby effects from nearby residential and tunnel constructions
- has a sloppy "Construction Management Plan 26-38 Saunders Stret, Pyrmont", without page numbers
- and of course, all the obvious concerns for such a development including, but not limited to unacceptable noise pollution, dust pollution and vibration.

Recommendations:

The proposed development, and similar, should not be approved due to risks, dangers and contra-indications provided following.

Due to the short time frame for a response, there may be typographic errors in this document.

1. Danger to pedestrians, cyclists and vehicles.

The development fantasy does not reflect actuality of surrounding streets.





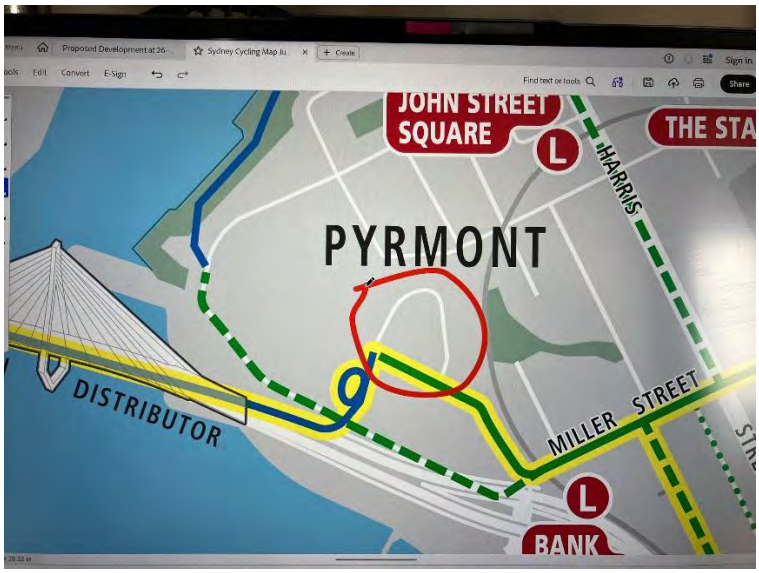
See: "Construction Management Plan 26-38 Saunders "**Stret"**, Pyrmont":
https://eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!!k8KRyk1dRueyxAz5MmDPSSWP8ikkJ2pLK9zdjQ%3d%3dQC6KFW7Tloc%3d&ext=PDF&filesize=2786237&modified=2026-04-13T01:05:16Z

Cycle route to Anzac Bridge will be dangerous during and after construction due to increased traffic loads. Impossible logistics to excavate/build in small space with busy roads – especially during peak times.

"The route between Anzac Bridge and the Union Street cycleway is one of the busiest bike riding connections in the city. There are more than 1,500 bike trips every weekday along this route."

"... design which maintains 2-way traffic on Saunders Street in a yield street arrangement and provides a separated cycleway."

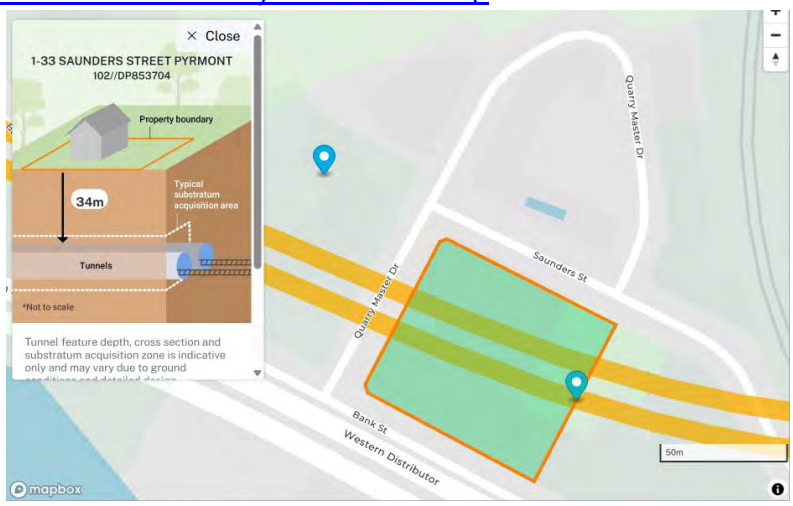
Source: "Saunders and Miller streets cycleway improvement works" https://www.cityofsydney.nsw.gov.au/improving-streets-public-spaces/saunders-miller-streets-cycleway-improvement-works



2. *Risk to Metro tunnel due to proximity, depth of excavation and height.*

Considering the cumulative effects of the Fish Market development and any new works over the Metro tunnel needs consideration of risks. Concerns of honeycombing the area without cumulative assessment of effect to tunnel, Anzac bridge and neighbouring buildings is a concern.

Information for the building opposite proposed development (1-33 Saunders St) shown below from source: https://caportal.com.au/tfnsw/sydmetrowest/map



Consideration needs to be given to: Sydney Metro Underground Corridor Protection Technical Guidelines (2025).
https://www.sydneymetro.info/sites/default/files/2025-08/Sydney-Metro-Underground-Corridor-Protection-Technical-Guidelines.pdf

3. Urban transit systems already inadequate with influx of New Fish Market visitors.

Transit systems already inadequate
Influx of new residents from the Old Fish Market development of of approximately 2000 apartments

4. Pyrmont is already high density

“The Pyrmont Peninsula is characterised by very high density housing. The Peninsula has a high population density of 133 persons per hectare, compared to the LGA (78 persons per hectare) and Greater Sydney (4 persons per hectare). This represents the 4th highest density in the LGA behind Kings Cross (272) Elizabeth Bay (202), and Haymarket (189).

5. Environment.

Demolition of completely functional building in concert with its surroundings is concerning.



Trees and parkland around the site would be decimated by works and the shade from the proposed development. It is already windy along Saunders Street. Wind tunnels would be increased by the outsized proposed development. Heat retention and skyline transition would be a problem.

See page 4 of previous development document for an aerial shot of the existing building:
https://eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!!Uu%2fcdLqB6sAeTb3CHD3bJ5d%2fb%2bWMc8BiBAgtWw%3d%3dtiVS%2bRlfVhQ%3d&ext=PDF&filesize=1470670&modified=2019-03-12T03:22:42Z

6. Contradicts Government published documents.

Adjacent pocket park green areas are consistent with published plans for Pyrmont and are at risk from the proposed development. The areas sustain wildlife and are a solace to residents.

- The proposed development contradicts Pyrmont Peninsula sub-precinct master plans (2022), including "Building heights and density", page 6 which states: **"Future development applications for these developments will be required to consider traffic, overshadowing and wind effects before being approved."**

https://www.planning.nsw.gov.au/sites/default/files/2023-03/pyrmont-peninsula-sub-precinct-master-plans.pdf

Contradicts many key directions of Pyrmont Peninsula Place Strategy (2020). https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/Pyrmont+Peninsula+Place+Strategy_final.pdf

See page 4:
"Those key directions for Pyrmont are: 1. Jobs and industries of the future **2. Development that complements or enhances that area 3. Centres for residents, workers and visitors 4. A unified planning framework 5. A tapestry of greener public spaces and experiences** 6. Creativity, culture and heritage **7. Making it easier to move around** 8. Building now for a sustainable future 9. Great homes that can suit the needs of more people **10. A collaborative voice**"

Contradicts big move: 4. Create a low carbon and high-performance precinct, maintaining the shift to a place where people walk and use public transport to connect to other places

See page 70) **Opportunities and challenges for the future**:
• New development will be limited in density and height to fit comfortably with the existing low to medium rise built form of the sub-precinct.
• Improve or enhance infrastructure within the context of a place not expected to be subject to significant redevelopment.

Many other items in the document contradict the proposed development's outsized design.

Contradicts: Street tree master plan 2023 https://www.cityofsydney.nsw.gov.au/strategies-action-plans/street-tree-master-plan

Inconsistent with Pyrmont Peninsula Economic Development Strategy:
https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/PPPS_Economic+Development+Strategy_final+(1).pdf

7. Minimal specifications are dangerous, especially in omitting to consider the cumulative effect of Metro tunnel and old Fish Market development already in progress.

*"This Construction Management Plan (CMP) is a preliminary plan which has been prepared to define the **minimum conditions** of standards for site activities and works methodologies and address the impact of demolition and construction works associated with the proposed residential development at 26-38 Saunders Street, Pyrmont."*

8. Promises not fulfilled in relation to New Fish Market does not inspire confidence that rectification of problems, such as transit, will be rectified after the fact

Under the Pyrmont-Ultimo Transport Plan 2024, TfNSW committed to actions under new Sydney Fish Market development approvals that have still not been completed. Any promised accommodations by entities may not be fulfilled after the fact. The new Fish Market lacks do not inspire confidence that rectification of problems planned for after approvals will necessarily take place.

9. Typographic errors and no page numbers in "Construction Management Plan 26-38 Saunders Stret, Pyrmont".

Low confidence in developers due to typographic error on title page, "Construction Management Plan 26-38 Saunders Stret, Pyrmont" and no page numbers in the document. Typographic errors suggest that people are working under pressure. Things have been put together without sufficient review and necessary checks.

If the submission is not well constructed, this doesn't bode well for construction.

https://eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!!IGXloKIOA01kWybvwPLAb6NgitwlDYlD2xMW%2bA%3d%3dMPLX%2b%2fzIJjc%3d&ext=PDF&filesize=2786237&modified=2026-04-13T01:05:16Z

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, July 6, 2026 9:32:24 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Objection to DA Number: D/2026/513 (26-38 Saunders Street, Pyrmont)

From: [redacted] <[redacted]>
Sent: Friday, 3 July 2026 6:59 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Objection to DA Number: 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.

Dear Council Team,

I am writing to object to the development application **D/2026/513** for 26-38 Saunders Street. I live in the neighbouring block at 120-122 Saunders Street, so this project directly impacts my family's safety and daily life.

Privacy Request: I request that my name, address, email, and personal details are kept completely private and not published online.

First, I understand that this redevelopment is aligned with the *Pyrmont Peninsula Place Strategy* which includes environmental commitments. Tearing down a stable, functional apartment block to build a massive luxury tower feels completely hypocritical. It will create huge amounts of waste and contradicts the basic goals of sustainability.

Based on the developer's application documents, I urge the Council to reject this proposal for the following reasons:

1. Severe Safety Risks for My Children (Driveway Relocation)

I have concerns both during construction and once the project concludes.

The traffic report confirms that the existing, safer driveway at the southeast end of the site will be closed. A new combined entry/exit driveway will handle a large volume of vehicles at the southwest end of Quarry Master Drive. As a mother, I already have to remind my children that they live on a dangerous intersection. Right now, they have to check 6 different ways just to cross safely outside 120-122 Saunders Street:

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2. Cars coming out of the 2-10 Quarry Master Drive driveway.
3. Bikes speeding down from the ANZAC Bridge ramp to their right.
4. Cars driving up the hill from Bank Street on their right.
5. Cars and bikes coming up Saunders Street toward our blocks.
6. Cars rounding the bend on Quarry Master Drive to their left.

To make matters worse, the layout plans show a *second* driveway being installed in same western side of Quarry Master Drive for delivery vans and "heavy 10.6-metre waste trucks". Introducing this volume of traffic and heavy vehicles into a primary crossing zone for local residents, especially children, is an unacceptable hazard.

- With an increase in residents once the development concludes, despite the proximity of public transport, it is likely that peak-hour traffic at this spot will increase, adding an extra car every two minutes during the morning rush (Traffic Impact Assessment).

- **2. Excavation Impacts: Structural Risk, Noise and Trapped Air Pollution**

  The engineering plans show the project requires digging a 6-storey basement up to 19 metres deep into the sandstone bedrock, extending right up to the property boundaries on Saunders Street and Quarry Master Drive. Because we live in a tight enclave trapped by cliff walls, the noise from months of heavy rock-breaking will be deafeningly loud and threatens the structural integrity of neighboring foundations. Even worse, the topography means that toxic construction dust, chemical fumes, and exhaust from this construction will get trapped in this pocket, posing a direct health risk to the community.

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Saunders Street was narrowed a few years ago for a bike lane and is too tight for two cars to pass easily. Quarry Master Drive cannot handle regular heavy vehicle access, yet this construction will result in traffic congestion and confusion.

4. Overwhelming Height and a "Skyline Marker"

The architectural documents proudly states that this tower is intentionally designed to be a “Marker” and the tallest development on the Pyrmont Peninsula. At 38-40 storeys, it is double the height of surrounding blocks. Because Saunders Street sits on higher ground than the waterfront, it will rise significantly higher than Bowman Street and dwarf the approved buildings at the old Fish Market site. This extreme height completely ruins the historical village character of Pyrmont, blocks sky views, and will cast massive shadows across the peninsula all day. As a local, I fear it speaks more to an egotistical endeavour than one designed to meet community needs.

5. Severe Population Density Concerns

Replacing 63 apartments with 175 units (452 bedrooms) will cause an extreme population spike on a single lot. The current building houses about 120 people, but this proposal will push that number to over 500 residents. Pyrmont is already one of the most crowded suburbs in Australia, with a higher population density than places like Singapore. Because our street is a tight pocket trapped by sandstone cliffs, this sudden influx of hundreds of people will completely overwhelm our narrowed footpaths and local open spaces. Our small neighborhood simply cannot absorb this footprint.

6. Threat to Local Nature and Carmichael Park

The excavation drawings imply that the building's boundary wall will directly abut Carmichael Park, putting the park at immediate risk of damage - impact on root systems and the introduction of chemical contamination to the flora.

- **Conclusion**

  This project is a massive over-development that threatens our safety, our health, and the character of our neighbourhood.

  Please reject this application.



From: Robert Schreiber <[redacted] on behalf of Robert Schreiber <[redacted]
<Robert Schreiber <[redacted]

Sent on: Saturday, July 4, 2026 10:23:38 AM

To: council@cityofsydney.nsw.gov.au

Subject: Re: Objection to Development Application D/2026/513 – 26–38 Saunders Street Pyrmont att Ms Sue Francis

Caution: 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, Ms Sue Francis

I am the owner and resident of Apartment 706, 21 Cadigal Avenue, Pyrmont. I strongly object to the proposed development.

I have lived in Pyrmont for over 11 years and have seen the suburb continue to grow. While I understand that redevelopment is sometimes necessary, I believe this proposal represents over-development of the site and will have unacceptable impacts on existing residents and the surrounding community.

My apartment faces west directly toward the proposed development. The increase from the previously proposed 33-storey tower to a 37-storey tower, together with the much larger podium, will significantly reduce my outlook and access to natural daylight and sunlight. These are qualities that contribute greatly to the liveability of my home and should not be unnecessarily compromised. Not to mention decreasing the value of our apartment that of which is our retirement plan.

Like many Australians, I now work primarily from home. My apartment is not simply somewhere I sleep, it is my workplace for most of the week. The Construction Management Plan makes it clear that construction will involve years of demolition, excavation, piling, heavy vehicle movements and major building works. The constant noise, vibration, dust and disruption will make it extremely difficult to carry out my work, participate in online meetings and maintain the quiet environment required to perform my job. This is a significant impact that cannot simply be dismissed as a temporary inconvenience.

The proposal also includes six basement levels with parking for approximately 190 vehicles, with vehicle access directly opposite the driveways serving Tara and 120–122 Saunders Street. Anyone who lives in Pyrmont knows that the surrounding road network is already heavily congested, particularly during peak periods. Adding almost two hundred additional parking spaces and the associated traffic movements will only worsen congestion, increase delays and reduce safety for residents, pedestrians and cyclists.

I am also concerned by the claim that local infrastructure can comfortably absorb more than one thousand additional residents. This does not reflect the lived experience of people who already live here. Our roads are frequently congested, local public spaces are heavily used, and community infrastructure is already under considerable pressure. Simply stating that capacity exists does not make it so.

Perhaps most concerning is that this development does little to address Sydney's housing needs. The proposal consists entirely of luxury apartments, which are already well represented throughout Pyrmont. At a time when Sydney faces a genuine housing affordability crisis, approving another luxury residential tower does not provide the diverse and affordable housing our city requires. Instead, it delivers greater density without delivering broader community benefit.

This proposal is substantially larger than the scheme previously recommended for approval in 2024. Rather than responding to community concerns, it intensifies the scale of development and the impacts on neighboring residents. The cumulative effect of increased building height, additional bulk, reduced sunlight, construction disruption, traffic impacts and pressure on local infrastructure makes this proposal unreasonable.

I respectfully ask Council to refuse this development application. At the very least, the proposal should be significantly

reduced in height and scale so that it better respects the existing residential community and the amenity of surrounding properties.

Thank you for considering my submission.

Robert Schreiber

Owner occupier 706/21 Cadigal Ave Pyrmont



Document Services
-7 JUL 2026
City of Sydney

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 [redacted] | Fax [redacted]

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 [redacted] Fax [redacted]

[redacted] | 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: 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: Tuesday, July 7, 2026 9:55:22 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009

From: Briana & Brad
Sent: Tuesday, 7 July 2026 9:54 AM
To: Shannon Rickersey
Subject: Query: 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 request that this development application be rejected. The proposal is unsuitable for several reasons: it is out of character with neighbouring buildings, the existing building remains functional, and the proposed height would visually compete with ANZAC Bridge, diminishing the landmark's prominence.

Furthermore, Pyrmont requires affordable, family-oriented housing, particularly 3 and 4 bedroom apartments, rather than additional luxury two-bedroom units targeted at investors.

Thank you for considering these concerns.

Regards,

Briana

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: Tuesday, July 7, 2026 9:51:27 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2026/513 - 26-38 Saunders Street PYRMONT NSW 2009

From: [redacted]
Sent: Tuesday, 7 July 2026 9:47 AM
To: Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au>
Subject: Query: 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,

This development absolutely should not proceed as proposed for these reasons:

1. It does not fit the profile of surrounding buildings
2. The current building is in working order
3. The proposed building will be taller than the flag pole on the ANZAC bridge. This undermines the significance of that landmark bridge because it is meant to stand out.
4. Pyrmont does not need more luxury 2 bedroom apartments built for investors. We need more affordable homes including apartments that are 3 and 4 bedrooms suited for families.

Please reject this application outright for the reasons outlined above.

Regards,

Brad

From: James Wright [redacted] on behalf of James Wright <[redacted] <James Wright [redacted]

Sent on: Wednesday, July 8, 2026 11:58:31 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 am the Chair of a strata committee in a neighbouring building to the proposed development site and a number of residents have sent feedback to our strata manager rather than through the assigned link on the Council web page. I understand this is not the correct means to submit feedback, and that the window has closed, but have attached the three comments below anyway in the hope that you will still consider them in relation to the application.

Thanks and regards,
James Wright
Chair 120 Saunders St, Pyrmont.

SUBMISSION 1

Dear Sir/Madam,

I write to object to Development Application D/2026/513 for the proposed residential tower at 26–38 Saunders Street, Pyrmont.

I make this submission as an owner of property in Pyrmont and as an urban geographer with more than forty years of professional experience studying cities, urban change, sustainability and the relationship between density and liveability. Although I am not presently resident in Pyrmont, I intend to return and reside in my property as part of my retirement plans. Consequently, I have both a professional and a personal interest in the long-term future and liveability of this community.

I support urban consolidation and accept that Sydney must accommodate substantial population growth. Higher-density development, particularly in well-served locations, is a necessary component of a sustainable metropolitan strategy. However, successful cities are not created simply by increasing dwelling numbers. They are created by maintaining a careful balance between density, open space, environmental quality, infrastructure and human wellbeing.

In my professional opinion, this proposal fails to achieve that balance.

1. Cumulative Overdevelopment and the Erosion of Liveability

Pyrmont is already one of Australia's most densely populated urban precincts. It is simultaneously experiencing significant additional development pressure associated with the Metro, the Blackwattle Bay renewal precinct and the new Sydney Fish Market.

The key planning issue is therefore not this tower in isolation, but its cumulative impact when considered alongside existing and proposed development across the peninsula.

Urban research consistently demonstrates that beyond a certain threshold, additional density begins to erode the

qualities that make places attractive and liveable. Higher density without corresponding increases in public space, community infrastructure and environmental amenity can result in overcrowding, reduced satisfaction and declining neighbourhood quality.

Experience elsewhere in Sydney should serve as a warning. Parts of Ryde, Wentworth Point and, to some extent, Green Square have experienced substantial community concern regarding the pace of densification relative to the provision of open space and supporting infrastructure.

Pyrmont risks repeating these mistakes.

2. Failure to Protect Public Amenity and Open Space

As population density increases, access to high-quality public spaces becomes progressively more important.

The western gateway to Pyrmont, including the approaches to the ANZAC Bridge, Blackwattle Bay and the new Sydney Fish Market precinct, represents one of the most significant opportunities in inner Sydney to create a generous and highly attractive waterfront environment for both residents and visitors.

This proposal risks compromising that opportunity.

An exceptionally tall tower in this location would contribute to an increasingly enclosed urban form and diminish the sense of openness that should characterise this emerging precinct. The area should provide visual relief, sky exposure and a sense of spaciousness that becomes ever more valuable as inner Sydney grows denser.

The City of Sydney has an opportunity to create an exemplary piece of urban waterfront. Decisions made now will shape this area for generations.

3. Loss of Visual Openness and Gateway Character

The approaches to the ANZAC Bridge perform an important urban function as one of the principal gateways to Pyrmont and the western harbour.

The proposed tower would become a dominant element in the local skyline and materially alter the character of this gateway.

The issue is not simply one of height; it is one of composition and urban legibility.

Sydney's tallest buildings are generally concentrated in carefully planned clusters, most notably in the CBD and Barangaroo. Barangaroo was master-planned as a high-rise precinct accompanied by substantial investment in public domain improvements, transport and open space.

This proposal is fundamentally different. It introduces a very tall building into a precinct with a distinct urban form and risks creating an isolated vertical element that is visually discordant and out of scale with its surroundings.

The resulting urban composition would be less balanced and would diminish the openness and environmental quality of this part of Pyrmont.

4. The Need for a Strategic Rather Than Piecemeal Approach

The City of Sydney should resist the incremental transformation of Pyrmont through isolated applications seeking substantial increases in height and density.

Cities function best when growth occurs within a coherent strategic framework that integrates:

- housing;
- public transport;
- community facilities;

- open space;
- sunlight access;
- pedestrian amenity; and
- environmental quality.

I am not persuaded that this proposal demonstrates that these considerations have been satisfactorily addressed.

Indeed, there is a risk that approval of this development would establish a precedent for further isolated towers that cumulatively and irreversibly alter the character and liveability of the Pyrmont peninsula.

Conclusion

I respectfully request that the City of Sydney refuse Development Application D/2026/513 in its current form or require a substantial reduction in its height and bulk.

As both an urban geographer and a future resident of Pyrmont, I believe profoundly in the ability of cities to evolve and accommodate growth. However, successful urban development is measured not by the number of additional apartments delivered but by whether it leaves future generations with a city that is more liveable, more humane and more resilient.

This proposal risks achieving the opposite.

Yours faithfully,

Dr Andrew Lee DPhil (Oxon), FRGS, CGeog
Owner, Pyrmont NSW
Honorary Lecturer and Associate Fellow, University College London

SUBMISSION 2

Dear sir
I have reviewed the application to build a 38 floor tower opposite my residence at 107/120 Saunders St Pyrmont. I find its height and scale unprecedented in the area This building will compromise views and sunlight while threatening other amenities . In the past the council has allowed lower rise buildings to impede our views and take away our green spaces. This development is more rigorous in its challenges and must be seen as something that is not contextual and is a visual impairment in the streetscape.its time the council paid attention to the views of neighbouring inhabitants instead of turning a deaf ear.We see the cbd area as more fitting for such an enterprise.
A.M.Beamish

SUBMISSION 3

Dear Sir/ Madam

I would like to oppose the DA application of the following project (29-35 Saunders Street, Pyrmont NSW 2009).

Thanks

Kind regards,

Jaylin Mao

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

Sent on: Saturday, July 11, 2026 2:45:43 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,

This DA is another example of greedy companies building **monstrously oversized** towering developments that don't suit the suburb in which they are placed.

The proposed tower lurches like a hideous giant compared to the more modest buildings around it, destroying the peaceful village like atmosphere of Pyrmont. How can Council approve such an overly tall building like this?

It also exponentially increases the number of cars in the local area as shown on page 25 of the Traffic and Parking Assessment Report. The developer is dumping the burden of a vastly increased volume of cars on the local community with no plan for existing residents and no increase in on-street parking. Of course the people who have cars and insufficient allocated parking spots in the tower will seek to park on the existing roads and choke supply, but the developers will be long gone with their super profits. By cramming a gigantic building with so many cars into our little community, the developers are also forcing an increased load of vehicle exhaust into the lungs of those who live here.

The developers will also have no issue subjecting existing residents to the noxious fumes and particulate matter that will be generated during the construction phase. Council should require this to be contained behind mesh and washed down regularly. And to strictly penalise excessive construction noise outside of reasonable hours on a day to day basis, and additionally if the development goes for longer than 12 months.

The tunnelling down for six basement floors will create instability on the foundations of surrounding buildings.

We strongly object to the proposed DA and ask Council to protect its constituents by refusing to approve it.

Sincerely, Stella Shum

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, July 15, 2026 8:56:12 AM

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

Subject: FW: Urgent attention - Central Sydney Planning Committee on DA -D/2026/513 - 26-38 Saunders Street PYRMONT

From: Executive Committee Member [redacted]
Sent: Friday, 3 July 2026 3:59 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>; g[redacted] City of Sydney
Subject: Urgent attention - Central Sydney Planning Committee on DA -D/2026/513 - 26-38 Saunders Street PYRMONT

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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

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, July 15, 2026 8:57:38 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: SUBMISSION REGARDING PROPOSED REDEVELOPMENT D/2026/513 Address 26-38 Saunders Street PYRMONT NSW 2009 Applicant TM NO.6 PTY LTD

From: Ossie Cesaro [redacted]
Sent: Thursday, 2 July 2026 8:01 AM
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

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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

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, July 15, 2026 8:58:41 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: A Skycraper at 26-28 Saunders St Pyrmont?

From: russell darnley [redacted]
Sent: Monday, 6 July 2026 2:14 PM
To: [redacted]; Clover Moore <cmoore@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>; Jess Miller <JMiller@cityofsydney.nsw.gov.au>; Adam Worling <AWorling@cityofsydney.nsw.gov.au>
Subject: A Skycraper at 26-28 Saunders St Pyrmont?

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Here is a link to my latest blog post. There will be more to come, it's certainly not the last word.

https://russelldarnley.blog/2026/07/06/a-skycraper-at-26-28-saunders-st-pyrmont/

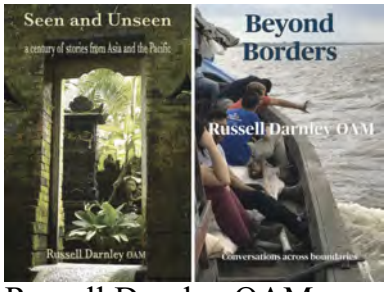
I'll be making more extensive use of social media to address this unfortunate proposal and also following up with a deeper analysis of the:

- population
- infrastructural,
- health, social and economic issues

that will arise if this extraordinary proposal proceeds.

Sincerely

--



Russell Darnley OAM
[redacted] Mobile
Amazon
Apple Books

Google Books
Website
Facebook
Linkedin