

Attachment C

Summary of submissions

Summary of submissions: 8-24 Kippax Street, Surry Hills



Activities to support the consultation

On 20 June and 24 June 2024, the Central Sydney Planning Committee and Council respectively, approved the Planning Proposal – 8-24 Kippax Street, Surry Hills for public authority consultation and public exhibition.

The consultation period ran from 4 November to 2 December 2024. The following activities were undertaken to support the consultation:

- A webpage and survey were created for people to review the planning proposal and supporting documentation and provide their feedback. The webpage can be accessed at <https://www.cityofsydney.nsw.gov.au/policy-planning-changes/your-say-proposed-planning-control-changes-8-24-kippax-street-surry-hills>. The survey was open for feedback from 4 November to 2 December 2024. There were 256 unique page views and 120 document downloads during this period.
- A notification letter was letterbox dropped to property owners and occupiers within a 75-metre radius of the site boundary, informing them of the planning proposal. 905 letters were sent. An example of the notification letter can be found at Appendix A.
- The project was included in the November edition of the Sydney Your Say eNews sent on 11 November 2024 to 5,136 subscribers. This provided a link to the webpage and survey. An image of the post can be found at Appendix B.
- The Planning Proposal was referred to Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts, Sydney Airport, Civil Aviation Safety Authority (CASA) and Sydney Water for agency consultation and comment.

What the community told us

We received a total of 7 responses. Five responses via the online survey and 2 by email, and the 2 government agency responses via the NSW Planning Portal.

Of the 7 responses from community members, 3 were supportive and 3 were opposed, and one provided feedback without a position. One submission which was opposed to the proposal was made from the strata committee of a nearby building.

Issues raised in submissions are summarised below.

Table 1 Responses from government agencies

Agency	Submission	City response
Heritage NSW	The response from Heritage NSW notes that the site is not identified in any heritage mapping.	Submission is noted. The site does not contain any heritage items and is not mapped as being in a heritage conservation area.
Sydney Water	The response from Sydney Water noted that water servicing should be available for the proposed development and that amplifications, adjustments, deviations and/or minor extensions may be required. Sydney Water also provided additional information to be passed on to the applicant including the <i>Sydney Water Planning Proposal Information Sheet (for proponent)</i>.	Submission is noted, information regarding the <i>Sydney Water Planning Proposal Information Sheet (for proponent)</i> will be forwarded to the proponent.
CASA	CASA raised no issue with the planning proposal noting that the building will not need to be assessed under the Airports (Protection of Airspace) regulations.	Submission is noted.
Sydney Airport	Sydney Airport raised no issue with the planning proposal noting that approval to operate construction equipment should be obtained prior to any commitment to construct.	Submission is noted. Approvals to operate construction equipment will be considered as part of any future Development Application (DA) for the site.

Table 2 Responses from individual submitters

Issue	Key themes	City response
Support 3 submissions	Submissions supported the proposal noting that the city needed more density and the importance of retaining corporate headquarters through supporting the delivery of commercial floor space. It was noted that the area was suitable to increase the presence of tech companies. There was also support for measures that supported pedestrian activation.	Support for the proposal is noted.
Local character impacts	Submissions raised concerns that the proposal is not consistent with	The existing building and commercial use will be retained and upgraded in a manner that it

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4 submissions	The existing neighbourhood character of Surry Hills. There was also concern that the proposal would change the skyline of Surry Hills and impact views of nature and the open sky. It was also suggested that canopy cover should be increased in the area.	The proposal seeks to adaptively reuse the building with significant alterations and additions to accommodate innovation work space, including a two-storey addition. No significant external change will be made to the existing building, with the new additions setback from the upper parapet and visually recessive, delivering additional employment floor space in a manner that is sensitive to the building and surrounding area. Additionally, the site-specific DCP includes provisions relating to built form and setbacks. This ensures that the alterations do not contribute unnecessary visual bulk and scale. This will deliver a built form that is contextually appropriate to the surrounding area. The proposal will have no impact on street trees as it does not propose to increase the footprint of the building. Existing trees will be kept in accordance with the City's controls. Additionally, the proposed concept design includes rooftop landscaping which will deliver positive ecological outcomes and reduce urban heat impacts.
Traffic & parking concerns 3 submissions	Submissions raised concerns that the proposal would worsen traffic congestion and worsen existing parking issues. It was also suggested that measures should be taken to mitigate traffic noise levels.	The proposal will deliver jobs in a highly accessible location and presents an opportunity for a strategically located site to maximise usage of active and public transport networks. The proposal discourages private vehicle use through the reduction in onsite parking from 55 to 0 carparking spaces. This will encourage the use of public transport infrastructure. The site is strategically located in close proximity to Central Railway Station, metro station, light rail and is well serviced by key bus routes supporting the uptake of public transport use. Additionally, the proposal includes the provision of end of trip facilities and bicycle transport to support the uptake of active transport. It is close to cycleways. Most trips generated by the future development are anticipated to be by active and public transport. The proposal does not reduce on-street parking. As a result, the potential traffic and parking issues generated from the proposal is expected to be minimal. The proposal will also deliver a minimum of two onsite loading spaces for building servicing, accessed from Sophia Street, at the rear of the site. Waste collection will also continue to be collected from Sophia Street. The proposal moves the waste storage

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		room to the Sophia Street frontage to minimise disruptions to Kippax Street.
Public transport congestion 2 submissions	Submissions raised concerns that the proposal would increase public transport congestion.	The site is located close to existing public transport infrastructure and is well placed to take advantage of recent public transport investment which has led to significant increases in capacity. This includes light rail connections and metro with the Central Station including Metro in close proximity.
Building height Two submissions	Submissions raised concerns with the height increase, suggesting that the building envelope should be retained and the building restored. There was concern that the proposed addition will make it one of the highest office buildings in the area and that it represents a 47% increase to the building height.	The proposal retains the existing building structure and seeks to adaptively reuse the building following alterations and additions, including a two-storey addition. The addition is a modest increase to the existing built form which already exceeds the maximum building height. It will remain generally consistent with taller buildings in the area. The proposal is also supported by site-specific DCP provisions which provide setbacks for the upper level to ensure the additions are recessive in nature with the bulk and scale minimised. This will ensure the proposal delivers a quality outcome that minimises any adverse impacts to the surrounding area and is appropriate to the building height.
Overshadowing impacts 2 submissions	Submissions raised concerns that the proposal would result in additional overshadowing to the surrounding area. There was also concern that the proposal would reduce natural light and make surrounding streets darker.	The proposed building envelope results in limited additional overshadowing. The proposal will not result in any additional overshadowing to the nearest residential building fronting Cooper Street or to any of the apartments within the adjoining apartment building on Kippax Street. It is noted that no apartments in this building will lose solar access as a result of the proposed additions. To the south of the site is a carpark, analysis showed that if the site was hypothetically redeveloped into residential apartments, the proposed additions would not impact the site's ability to achieve adequate sunlight. The site results in minimal additional overshadowing to the street west of the site from 11:00am to 2:00pm during the winter solstice. It is a minor increase from the overshadowing impact resulting from the existing building. The buildings to the southwest of the site that front Elizabeth Street experience some

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		overshadowing from the existing building. During the winter solstice, between 9am until 11am the proposed additions result in some additional overshadowing to the buildings. It is noted that 328-344 Elizabeth Street is a commercial building while 348-354 Elizabeth Street is a hostel, providing residential crisis accommodation. Both buildings receive direct solar access by midday.
Construction impacts One submission	Submissions raised concerns that the proposal would extend the construction timeframe.	The proposal will not impact the construction timeframe. A development application was approved by the Central Sydney Planning Committee in May 2024 for structural works and refurbishment of the existing building. As part of the development application, construction impacts have been considered and a Construction Management Plan has been prepared to minimise construction impacts. If the planning proposal is approved, the proponent intends to modify the development consent to accommodate the two-storey rooftop addition. The Construction Management Plan may also be modified if necessary to manage to minimise any further construction impacts.
Noise impacts on residents One submission	Submission raised concerns that rooftop terrace would increase noise pollution.	Concurrent with this planning proposal, is a development application that was lodged for structural works and refurbishment of the existing building. The development application includes a management plan for the use of the terrace in accordance with section 4.2.3.11 Acoustic privacy of the DCP. A Noise Impact Assessment has been prepared to support the plan of management which recommends measures to ensure sound impacts are mitigated for sensitive noise receivers such as surrounding residential buildings. The roof terrace will include an acoustic screen at the edges of the building to minimise acoustic impacts. It also has restricted hours of operation between 7:00am and 10:00pm daily and may operate between 10:00pm and 12:00 midnight, daily for a trial period of 1 year. It also includes a maximum of 260 patrons using the roof area at any one time. The assessment finds that the entertainment noise emission from the proposed use of the rooftop area will comply with the City's

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		entertainment noise criteria adopted for the assessment. It is considered that noise impacts generated from the terrace would be minimal.
Pedestrian & active transport measures 3 submissions	Submissions suggested that the proposal should increase pedestrian accessibility and encourage active transport.	The proposal will deliver an improved pedestrian experience at ground level with greater street activation. The proposal includes fine grain retail space on rear lanes to support active ground uses delivering passive surveillance and contributing to an enhanced public domain. The proposal also includes the provision of end of trip facilities and bicycle parking to support active transport. This will take advantage of the nearby cycleway network including on Chalmers Street, Devonshire Street and Bourke Street.

Appendix A



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4 November 2024

Our Ref: X101286

Proposed changes to planning controls for 8-24 Kippax Street, Surry Hills

We invite your feedback on proposed changes to the planning controls for 8-24 Kippax Street, Surry Hills.

The proposal is to increase the maximum height to 44m and the floor space ratio to 10.2:1. This is an additional 14m in building height and 1,130sqm of commercial floor space.

These changes will allow 2 levels to be added to the existing 10-storey commercial building and support its adaptive reuse as high-end office space.

We invite your feedback on the planning proposal to amend the Sydney Local Environmental Plan 2012 and a draft development control plan from 4 November to 2 December 2024.

The results of your feedback will be reported to Council and the Central Sydney Planning Committee.

If Council approves this planning proposal, it can amend the Sydney Local Environmental Plan 2012 on behalf of the Minister for Planning and Public Spaces.

You can view the proposal and give your feedback at sydneyyoursay.com.au by **5pm on Monday 2 December 2024**.

Feedback can be made online, by email or post to Project Officer, City Engagement, City of Sydney, Town Hall House, Level 7, 456 Kent Street, Sydney NSW 2000.

Feedback should quote 'Reference X101286 – 8-24 Kippax Street, Surry Hills'.

For more information or any queries about this project, contact Daniel Thorpe, specialist planner on 02 9268 9333 or sydneyyoursay@cityofsydney.nsw.gov.au.

Your sincerely

A handwritten signature in dark ink, appearing to read "Sally Peters".

Sally Peters
A/Executive Manager, Strategic Planning and Urban Design
City Planning | Development | Transport

Appendix B



Image: Cox Architecture

Proposed planning control changes for 8-24 Kippax Street, Surry Hills

The proposed changes include increasing the building height and floor space ratio to add 2 levels to the existing commercial building, supporting its adaptive reuse as high-end office space.

Share your view by Monday 2 December.

[Read more](#)

