

Attachment E

Submissions

From: Barbi Fraser

Sent on: Tuesday, January 21, 2025 11:10:16 AM

To: DASubmissions

Subject: FW: Submission - D/2024/1066 - 683-689 George Street HAYMARKET NSW 2000 - Attention Adrian McKeown

-----Original Message-----

From: Darren Kong

Sent: Monday, 20 January 2025 11:37 PM

To: DASubmissions

Subject: Submission - D/2024/1066 - 683-689 George Street HAYMARKET NSW 2000 - Attention Adrian McKeown

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City of Sydney Council
Town Hall House
456 Kent Street
Sydney, NSW 2000

Re: Development Application for 683-689 George Street, Haymarket

Dear Adrian,

I am writing as a stakeholder in the Haymarket precinct to express my strong support for the proposed development at 683-689 George Street.

The design demonstrates exceptional architectural merit, reflecting thoughtful attention to both its aesthetic appeal and its cultural appropriateness. Its sensitivity to the character and history of the Haymarket area ensures it will serve as a landmark that enriches the precinct's urban landscape while honouring its unique cultural heritage.

I also want to commend the proposal for dedicating one floor of the development to community use. This provision addresses a significant need within the Haymarket precinct, offering a much-welcomed space for local groups to gather, connect, and contribute to the vibrant life of our community. This gesture of generosity from the owner deserves particular recognition and appreciation.

The project exemplifies a forward-thinking approach to urban development that balances the demands of a modern city with respect for community and cultural values. I believe this development will greatly enhance the character and utility of the Haymarket area for residents, businesses, and visitors alike.

Thank you for considering my support for this Development Application. I trust the City of Sydney Council will share my enthusiasm for this proposal and recognize the many benefits it brings to the precinct.

Yours sincerely,

Darren Kong JP

Founder & Chairman

[23/05/2025]

Ms Catherine Chung
Posei Pty Limited
Suite 306, 683-689 George Street
Sydney NSW 2000

By email: cathy [REDACTED]

Copy to:

City of Sydney Council
Town Hall House
Level 2, 456 Kent Street
Sydney NSW 2000

Attention: Adrian McKeown, Senior Planner
Council Ref: 2023/698900 File No: PDA/2023/218

By email: amckeown@cityofsydney.nsw.gov.au

Dear Ms Chung

**Request for easement for maintenance
Development Application: D/2024/1066
Development Site: 683-689 George Street, Haymarket**

We refer to our letter dated 1 April 2025 and your letter dated 10 April 2025.

Thank you for clarifying the circumstances of Posei's representations to the Council concerning the easement for light and air, and for Posei's understanding of the Bank's decision not to grant such an easement.

In relation to the proposed easement for building maintenance, the Bank has reconsidered Posei's request in light of the further information now available, and respectfully declines to proceed with negotiating that easement.

At the time Posei invited the Bank to consider that proposed easement in early 2024, only limited information was available as Posei was yet to lodge its development application. The Bank has now had the opportunity to review the documents subsequently lodged with the development application in November 2024.

It is noted from the Statement of Environmental Effects lodged with the development application that Council had identified that 'For the northern elevation ... a 2m setback shall be provided for

facades that contain windows, unless an easement exists for maintenance access'. Therefore, the Bank understands that the need for this easement only arises because:

- (a) the proposed development has no setback from the northern boundary shared with the Bank site at 681 George Street, Haymarket; and
- (b) the northern façade of the proposed development along that boundary has windows.

If approved in its current form, the proposed development and easement for building maintenance may inhibit the future development potential, and impact the market value, of the Bank site. As such, we consider that the more appropriate approach would be for Posei to:

set back its proposed development by 2 metres from the northern boundary, as suggested by Council, such that maintenance of any windows can be undertaken wholly within the development site; or

remove the windows from the northern façade such that no maintenance would be required.

Either option above would remove the need for the Bank site to be burdened by an easement for building maintenance.

The Bank reserves all of its rights in relation to the proposed development. A copy of this letter has been given to the Council, and Bank of China asks that this letter be treated as a submission to be taken into consideration in the assessment of the development application.

Yours sincerely



Wei Liang

Head of Executive Office Department

Executive Office Department

Bank of China Limited, Sydney Branch