

Attachment D

Submissions

From: Daniel Stanley <DStanley@cityofsydney.nsw.gov.au> on behalf of Daniel Stanley
<DStanley@cityofsydney.nsw.gov.au> <Daniel Stanley <DStanley@cityofsydney.nsw.gov.au>>
Sent on: Wednesday, December 4, 2024 10:26:28 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
CC: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: RE: D/2024/890 - Proposed 31 Storey Hotel at 757-763 George Street, Sydney

Hi Admin,

Please record the below as a public submission.

Thanks,
Daniel

From: David Stark <[REDACTED]>
Sent: Wednesday, December 4, 2024 9:52 AM
To: Sydney Your Say <sydneyyoursay@cityofsydney.nsw.gov.au>
Subject: D/2024/890 - Proposed 31 Storey Hotel at 757-763 George Street, Sydney

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Dear Sir/Madam,

It has come to my attention that a Development Application (DA) has been submitted to the City of Sydney Council for a 31 storey hotel (117 metres in height) to be built at 757-763 George Street, opposite Christ Church St Laurence (CCSL).

The parishioners of CCSL objected to a similar proposal at this site in 2022, and as an active parishioner and communicant of forty-two years, I fully concur with their objections again.

We are already dealing with a proposal for a 50 storey building at 187-189 Thomas Street. The George Street DA is another aesthetically inappropriate proposition for this part of the city. The area near Central Station is not dominated by such tall buildings. This is not (Orwellian) "design excellence"! It is another crude, money grabbing assault better suited to the skyline of the wealthy area of the CBD. We already have suitably sized hotels!

CCSL would suffer from the DA's overshadowing of the church in Autumn, Winter and Spring. It would also inhibit the contextual position of the heritage listed church, and there would potentially be adverse effects on CCSL bellringing and choir.

Through 180 years of charity, CCSL has brought light and succour to the poor, dispossessed and marginalised people of this "heritage building area". Don't let it be shrouded in dark "developmental" greed!

Yours sincerely,
David Stark.

From: Gabrielle Oslington <[REDACTED]> on behalf of Gabrielle Oslington
<[REDACTED]> <Gabrielle Oslington <[REDACTED]>
Sent on: Wednesday, December 4, 2024 8:32:37 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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Dear DA Committee,

I am a parishioner of Christ Church St Lawrence, George St, Sydney, having attended services for over 40 years. I am concerned about this development which is almost directly opposite the historic Blackett building, consecrated in 1840. This church provides services - both pastoral and social for the local community - and is open as a refuge to all, seven days a week.

The proposal for a 31 story hotel on the other side of George St will overshadow this historic building. This will impact the site most of the year. The size of this building will swamp the historic precinct. In winter, spring and autumn the church will be in shadow.

It should be noted also, that Christ Church St Laurence contains a belfry, dedicated bell ringers and conducts approximately 25 services a week, each preceded by bell ringing. This may impact upon the suitability of a hotel site adjacent.

Thank you for your consideration,

Dr Gabrielle Oslington

Dr Gabrielle Oslington

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From: Kevin Cheng <[REDACTED]> on behalf of Kevin Cheng
<[REDACTED]> <Kevin Cheng <[REDACTED]>
Sent on: Saturday, December 7, 2024 4:07:37 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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To whom it may concern,

I am writing in response to the proposed DA for 757-759 George St Haymarket.

As we wrote for the development directly behind this on 187-189 Thomas St - This development will be right in Chinatown - a special character precinct for the City of Sydney. There is no reference to Chinatown or its history and significance in the design, public art, character or community amenities for this development. As a community group that advocates for Chinatown, we fear that Chinatown will begin to be swallowed up by high-rise developments like this one, without any community benefit. This underlines the issues that Tech Central is bringing.

There is an opportunity to incorporate and engage Asian-Australian creatives for the development, particularly in the public art direction, that would pay homage to Chinatown. This should be incorporated into the public art strategy

As we have raised with the City of Sydney Council before, Chinatown needs its own community centre. When assessing development applications such as this one, it would be great if developers could be held to some account when they are impacting the area. With these two massive towers, the gentrification and loss of Chinatown will be accelerated. In the end, the community will suffer.

Regards,

Soul of Chinatown

From: Paul Oslington <[REDACTED]> on behalf of Paul Oslington <[REDACTED]> <Paul Oslington <[REDACTED]>
Sent on: Sunday, December 8, 2024 8:02:16 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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I object to this inappropriate development opposite the historic Christ Church St Laurence. I am concerned about overshadowing and the effect on the precinct of one of the most important heritage buildings in Sydney which also houses a vibrant church community.

Paul Oslington
Professor of Economics and Theology, Alphacrucis University College
Email [REDACTED]
Web <http://ac.edu.au/faculty-and-staff/paul-oslington/>
30 Cowper Street, Parramatta, NSW, 2150, Australia
PO Box 337, Parramatta, NSW, 2124, Australia

Makrina Poljakova

From: Daniel Stanley
Sent: Monday, 9 December 2024 9:57 AM
To: Planning Systems Admin
Cc: DASubmissions
Subject: FW: D2024/890 - Proposed 31 Storey Hotel at 757-763 George Street, Sydney

Hi Admin,

Please record the below as a submission.

Thanks,
Daniel

From: Sydney Your Say <[REDACTED]>
Sent: Monday, 9 December 2024 8:41 AM
To: Daniel Stanley <DStanley@cityofsydney.nsw.gov.au>
Cc: Sydney Your Say <sydneyyoursay@cityofsydney.nsw.gov.au>
Subject: FW: D2024/890 - Proposed 31 Storey Hotel at 757-763 George Street, Sydney

Hi Daniel
Another comment for your consideration. Ref: D/2024/890.
Could you please arrange acknowledgement to Cathy Stark regarding this feedback.
Many thanks, Anne

From: Cathy Stark <[REDACTED]>
Sent: Friday, December 6, 2024 3:23 PM
To: Sydney Your Say <sydneyyoursay@cityofsydney.nsw.gov.au>
Subject: D2024/890 - Proposed 31 Storey Hotel at 757-763 George Street, Sydney

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

To Whom It May Concern:

I refer to the proposed Development Application (DA) which has been submitted to the City of Sydney Council for 757-763 George Street, Sydney. The DA is for a 31 storey hotel (117 metres in height). The site is opposite Christ Church St Laurence (CCSL). This DA includes the re-use of the facade of the existing Sutton Forest Meat heritage building.

At the end of 2022, CCSL made several submissions objecting to the proposal to change the Planning Controls over this sit to allow for a tower of 117 metres height - the previous allowable height limit was 50 metres. In May 2023, the planning proposal was granted allowing a development of up to 117 metres on this site and a "design excellence" competition was completed in January 2024.

As a regular parishioner of CCSL (consecrated in 1845) I **strongly object** to this proposal.

Some adverse effects for CCSL of this DA opposite CCSL are:

- Overshadowing of the church in Autumn, Winter and Spring
- Inhibiting the contextual position of this heritage listed church
- Potential adverse effects on CCSL bell ringing from a new hotel.

I strongly urge Council to reconsider this proposal.

Yours sincerely,

Cathy Stark
Parishioner
Christ Church St Laurence
6 December, 2024.

From: Lynn Mathews <[REDACTED]> on behalf of Lynn Mathews
<[REDACTED]> <Lynn Mathews <[REDACTED]>
Sent on: Monday, December 9, 2024 12:34:20 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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My wife and I are parishioners of Christ Church St Laurence and we write in that capacity.

We have no objection to the use of the site for a hotel. We do have an objection to the extraordinary height of the proposed development, which bears no relation to other buildings in the immediate vicinity and which would have a seriously adverse impact on the context of the nearby heritage structures, most notably Christ Church St Laurence and its Church Hall and Rectory, and the visual 'catchment' of the immediate area. The submission does not sufficiently address the implications on the major heritage structure across the street, namely Christ Church St Laurence.

Christ Church St Laurence (CCSL) was consecrated in 1845, having been designed by Henry Robertson and construction concluded under the direction of Edmund Blacket, a parishioner who designed many other significant buildings in Sydney, including St Andrew's Cathedral and the Main Quadrangle and Great hall at The University of Sydney. CCSL stands in the High Church and Anglo-Catholic tradition and has maintained a reputation for fine liturgy and music. Most importantly, the parish has a strong commitment to the social-marginalised.

Any new development in the vicinity MUST have no adverse impact on this important heritage structure and its use and enjoyment by hundreds of individuals weekly.

Yet, the referenced submission notes that the proposed development will result in overshadowing of the Church during substantial parts of the year. Not only will this overshadowing impact on the Church itself, but also on the Rectory (the residence of the Rector), an apartment for an Assistant Priest on the upper Western level of the CCSL building at 505 Pitt Street and the Church's offices. No overshadowing currently exists in these locations. The application seems to dismiss any impact of overshadowing of the Church of these heritage buildings.

The application for the new high rise building provides little reference to the wind impact on George Street where there are pedestrian benches and for parishioners accessing the Church.

The application makes no reference to the noise impact during weekday services, funerals and weddings held at CCSL, or the noise impact on the operation of the St Laurence Centre which provides office/meeting space for charity organisations. This must be considered.

Traffic in the vicinity has already been restricted by the narrowing of George Street in front of CCSL and its closure to the north of the Church. This has had an adverse impact on many elderly parishioners no longer being able to physically attend the Church's eucharistic services. The proposed new high rise, which will not have parking will substantially add to the traffic congestion in the immediate area of CCSL, will further restrict parking options because of the increased demand for parking emanating from the proposed development and therefore further limit access to the Church. And this begs the question of the exceptional disruption to traffic, parking and access to the Church during the lengthy construction period.

Yours sincerely,

Elbert & Catherine Mathews
401/6 Cowper Wharf Roadway
Woolloomooloo, NSW 2011

From: Janet De Castro Lopo <[REDACTED]> on behalf of Janet De Castro Lopo
<[REDACTED]> <Janet De Castro Lopo
<[REDACTED]>

Sent on: Monday, December 9, 2024 3:22:32 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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Dear Council

The construction of a 31 story structure in this location is an absolute travesty and must not be allowed to proceed. It will significantly impact on the usability and amenity of the area as well as its history. It will grossly overshadow the historic Christ Church St Laurence. It will block out sun to this and other structures. How can you be thinking to allow this. The only reason that such a large structure could be thinkable in this space would be if it were residential, given the current terrible difficulties faced by people actually living in this city to house themselves. But hotel accommodation? All in the name of money and profit. Absolutely not.

Yours faithfully

Janet de Castro Lopo

Yours faithfully

Janet de Castro Lopo

[REDACTED]



I acknowledge the traditional custodians of the land and pay respects to Elders past and present.

I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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Apartment G2,
123 – 125 Macquarie Street,
Sydney, NSW, 2000

5 December 2024

The Manager – Planning Assessment,
City of Sydney,
GPO Box 1591,
Sydney, NSW, 2001

Dear Sir / Madam,

Development Proposal
757 - 763 George Street, Haymarket, NSW, 2000
Reference Number: D/2024/890

We refer to Council's notification of the development proposal for the abovenamed site for the construction of a new tower building of 31 storeys in height. My wife and I are parishioners of Christ Church St Laurence which is situated nearby at 812 George Street and which is located opposite the site of the proposed development. We are also residents of the City of Sydney. This submission is made in response to your notification of the proposed development, about which we have the following concerns:

- the proposed development is too tall and bulky for the site and its surroundings. Taller buildings may be allowed elsewhere in the city but this proposed development is not in keeping with nearby buildings and would be detrimental to the precinct and to the streetscape. The proposed development is not in keeping with the size, architecture and scale of its surrounding buildings;
- notwithstanding the proposed retention of the Sutton Forest Meat building, the impact of the proposed development's tower is overwhelming in scale for this location and is incompatible with this area;
- the proposed development will cause a negative visual impact when viewed from George Street and from surrounding areas. This development will not make a positive contribution to the adjacent pedestrianised area of George Street;
- the proposed development will cause traffic and parking issues in the increasingly pedestrianised area;
- the proposed development will impact adversely on the surrounding historic precinct. This historic precinct should be preserved intact and without the inclusion of incompatible structural intrusions;

/2

- for much of the year and especially in autumn and in winter and in spring, the proposed development will overshadow the historic buildings of Christ Church St Laurence to the detriment of the church building and of the adjoining hall and residential buildings which are part of the church's property;
- the overshadowing will significantly reduce the amount of external natural light on the church's historic stained glass windows, thereby diminishing their visual impact and the opportunities for them to be seen and appreciated;
- there is no reason why a commercial development such as that proposed for this site should be achieved at the expense of other existing nearby community buildings (including the church) and privately owned buildings;
- as well as serving as the centre of a faith community, Christ Church St Laurence plays a significant role in reaching out to the homeless and the marginalised in our city. Additionally, the church building is not only of historical significance but is also open daily to welcome local, interstate and international visitors. It is important that the church's buildings, significance and role are not diminished and obscured by an incompatible development such as this;
- there does not appear to be any merit in the proposed development on this site of a tower building, of 31 storeys in height, which would appear to be driven by a commercial imperative. This proposal promotes over-development, it is not on a human scale, it does not contribute any amenity or benefit to the city and it will destroy one of the city's few remaining historic precincts.

In summary, we consider that this proposed tower development is not acceptable and, accordingly, we object to it. We recommend and request that this proposal be rejected.

*

We have not made any donation to a Councillor and / or any gift to a Councillor or Council employee in the previous two years.

Yours faithfully,



Geoffrey Bray
for G.S. and K. Bray

From: Justice Davies <[REDACTED]> on behalf of Justice Davies
<[REDACTED]> <Justice Davies <[REDACTED]>
Sent on: Tuesday, December 10, 2024 3:18:01 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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I am a longtime parishioner of Christ Church St Laurence. I am also a ratepayer of the City Council.

I oppose the proposed development for the impacts it will have directly and indirectly on the church and the rectory.

Not only will the building at 31 storeys completely overlook the church and rectory, there will be serious light and shading issues which will make both buildings much darker for lengthy periods even when the sun is not behind the proposed building.

This is not a church used only on Sunday for a few hours. It is open 7 days a week and multiple services are held every day. The impact on the church and its parishioners will be constant and detrimental. Noise levels will be considerably increased by vehicles and people, which will severely affect the amenity of the church and its services, and those who reside in the rectory.

Although the DA acknowledges the heritage nature of Christ Church and its buildings, it simply ignores how such an enormous building will impact how the church still manages to stand out in the area in which it sits.

The presence of a hotel will completely undo all the good work done by Council in recent years to make this a pedestrian-friendly precinct, because of the undoubted increase in vehicular traffic which will inevitably result. Indeed, given the recently imposed traffic changes at Railway Square, it is difficult to think of a more unsuitable place for a 31 storey hotel. As it is, George St going south and Ultimo Road are the only exits from this area.

I strongly urge you to reject the application.

David Davies



Justice David Davies
Supreme Court of New South Wales
Law Courts Building, Queens Square, 184 Phillip Street, Sydney NSW 2000
GPO Box 3 Sydney NSW 2001 | Tel: [REDACTED]
Email: [REDACTED]

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From: Barbi Fraser <bfraser@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<[REDACTED]> <Planning Systems Admin
<[REDACTED]>

Sent on: Tuesday, December 10, 2024 3:21:58 PM

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

Subject: FW: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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

From: Andrew Thompson <[REDACTED]>

Sent: Tuesday, 10 December 2024 2:46 PM

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

Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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Hi there

I am a parishioner of ccsl and am concerned they development will impact upon activities like bell ringing at the church

From: Ian MacKenzie <[REDACTED]> on behalf of Ian MacKenzie <[REDACTED]> <Ian MacKenzie <[REDACTED]>

Sent on: Tuesday, December 10, 2024 3:14:00 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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

I am a parishioner of Christ Church St Laurence and wish to express my objection to this development.

There are a number of issues which include the fact that the proposed development would overshadow our historic and listed church in Autumn , Winter and Spring.

A development in this position could cause issues with our church bells which ring and call the faithful to mass as well as ringing for weddings, funerals and weeknight practice.

Ian MacKenzie

Parishioner of Christ Church St Laurence.

Sent from my iPhone

From: Jennifer Rollins <[REDACTED]> on behalf of Jennifer Rollins
<[REDACTED]> <Jennifer.Rollins@[REDACTED]>

Sent on: Tuesday, December 10, 2024 2:58:25 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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Dear Sir/Madam

I wish to strongly voice my objection to the proposed hotel development for a number of reasons.

1. The proposed building is too tall in comparison to the surrounding buildings. It will loom over George St, blocking sunlight to the street and marring the appearance of this end of George St.
2. The building will overshadow both literally and figuratively, important heritage buildings such as Christ Church St Laurence, designed by the colonial architect Edmund Blackett.
3. The pedestrian and car traffic caused by such a development will also create significant problems in the area.

Thank you for the opportunity to submit my objections,

Jennifer Rollins

Sent from my iPad

From: David Adkins <[REDACTED]> on behalf of David Adkins <[REDACTED]> <David Adkins <[REDACTED]>
Sent on: Tuesday, December 10, 2024 3:56:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/890 - 757-763 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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Objection to Development Proposal D/2024/890

Dear Daniel,

I write in objection to Development Proposal D/2024/890, due to reasons listed below:

1. The architecture of Christ Church St Laurence (CCSL) is of significant historical value to the City of Sydney. Built in 1845, it was and is a significant building at the southern end of George Street. For many years, the church's spire was the dominant land feature at the southern end of Sydney. The construction of a 31-storey building in close proximity to the spire of CCSL would significantly and permanently damage the aesthetic appearance of both CCSL and this area of Sydney;
 - a. In particular, the heritage impact statement states,
 - i. "The Church is aesthetically significant as a group of religious buildings (church, former school and rectory) dating from different phases, forming a cohesive group of sympathetic ecclesiastical character. It is historically and socially significant as one of the earliest parishes in Sydney which maintains strong links with its present and former congregation.
 - ii. The main building, Christ Church St Laurence, is historically significant as a rare example of a church by Henry Robertson, and one of the first buildings Edmund Blacket worked on in Australia. The church is associated with a number of other prominent people, has been the centre of worship of the parish of St Lawrence since 1838, and is important in the early history of the Church of England in Australia. The building is aesthetically significant as exemplifying the transition from the Old Colonial Gothic to the Victorian Free Gothic style. High Significance: All original fabric associated with the building phases of Robertson and Blacket including sandstone, roof cladding, timber columns, stained glass, finishes, items associated with the liturgy and the organ. Medium Significance: Painting of the Resurrection by Hans Feibusch; mural copy of Reuben's "Descent from the Cross" (original painted by Vergil Loschiavo and hanging in Antwerp Cathedral).
 - iii. Christ Church St Laurence Rectory is aesthetically significant as part of a group of religious buildings (church, former school and rectory) dating from different phases, forming a cohesive group of sympathetic ecclesiastical character. The rectory building is a fine example of the Federation Gothic style, with echoes of the Elizabethan, associated with architect J Burcham Clamp. High Significance: All fabric dating from 1905: masonry facades, slate roof, timber floor, ceiling and roof structures, joinery and internal finishes. Low Significance: Later kitchen and bathroom adaptations.
 - iv. Christ Church St Laurence School is aesthetically significant as part of a group of religious buildings (church, former school and rectory) dating from different phases, forming a cohesive group of sympathetic ecclesiastical character. The school building is a fine example of the Federation Gothic style, with echoes of the Elizabethan, associated with architect J Burcham Clamp. The school is historically and socially significant as an example of the parish schools which were common in central Sydney from the early nineteenth to the mid-twentieth century. High Significance: Original fabric including face brickwork, stonework, slate roof, original wall, ceiling and floor structure and finishes, and joinery."
2. Documents submitted by the applicant acknowledge that the new building will cause significant shadowing of CCSL, without any proposed mitigations. This shadowing will significantly affect the appearance of CCSL, as well as affect the natural light that currently enters the church through the west door in the afternoon, affecting afternoon church services.
3. Concern is raised that any heavy construction work in close proximity to CCSL might contribute to structural damage indirectly through ground vibrations from construction equipment, that might cause a shifting of sandstone wall blocks or ground foundations, that support the church building, leading to cracking or potential collapse of the building;
4. The supplied documents also fail to address the impact to vehicle traffic in the area, particularly in terms of increased traffic and the reduction in available parking.

It is therefore my submission that approval for this development should be denied, or as a worst case, that the approval should be limited to a maximum of five stories.

Your Sincerely,

David Adkins

Long term parishioner of Christ Church St Laurence.

From: Howard Cribb <[REDACTED]> on behalf of Howard Cribb
<[REDACTED]> <Howard Cribb <[REDACTED]>

Sent on: Wednesday, December 11, 2024 1:17:42 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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

This is an objection to DA D/2024/890 for an application to build a 31 storey hotel at 757-763 George Street Sydney. I request that this application be rejected.

Alien Character. The proposal is significantly higher than surrounding buildings, is of a different character from neighbouring buildings in George Street, changing the appealing 19th century character of the streetscape, and does not blend in with the immediate environment.

Overshadowing. At this height it overshadows Christ Church St Laurence, opposite, in Spring, Autumn and Winter. It has stained glass windows which are illuminated by the afternoon sun. The church is used daily, not just Sunday services morning and evening; during the week services are held each day too. As well as for services, the church is open throughout the day, with a steady stream of visitors and tourists – both Australian and overseas. Therefore the overshadowing would seriously affect the church, detract from its beauty with such a close high rise building.

Overpowering. The church is a heritage listed building, a notable landmark, inappropriate to have a close neighbour of such immense height, which would crowd it out in appearance by its great height. When the original AMP Building was built at Circular Quay it was huge at 26 storeys. This building is even higher and would dominate the streetscape, detracting from the heritage feel of the immediate area. The church is of great cultural significance, was consecrated in the first half of the 19th century, and forms a valuable part of our national, state and local history, a remnant of an earlier era in daily use, which should be protected for future generations.

Church Bells. With the proposed hotel so close, we can ask how hotel guests will react to the ringing and pealing of the church bells, not only on Sundays before, during and after services, but also daily services and special services, such as weddings and funerals.

Attempts to Harmonise. The proposal says it complements the civic character of the area because of wall finishes; this is inconsistent with the proposal to replace a two storey mid 19th century building with a large, tall 31 storey tower. The proposal advises that the church has been considered, however there is little evidence. One argument is that the view along Valentine Street is retained - a public street which they cannot build in - and sandstone coloured finishes will be used. The latter is therefore the main argument. The comment that the Sutton Forest Meat building retains its existing bulk and scale fails to mention that it would be topped by a 117 metre high rise building - a significant increase in bulk and scale. Does the applicant suggest there is no increase in bulk and scale?

Factual Errors. There appears to be some confusion where the church is located which, though minor, has implications for overshadowing. A statement in the conclusion of the Statement of Heritage Impact advises that the "tower is confined to No. 757-759 George Street, which is north of the Church." In fact, the proposed tower is to the north west of the church and not on Rawson Place (north of the church). If it is to the north, North Sydney should become East Sydney and southern suburbs become western suburbs. This is why it will overshadow the church, blocking the sun from the west. This confusion is repeated in section Boundary and Curtilage Issues, on p 29 of the Conservation Management Strategy.

Factual Errors 2. In the Statement of Environmental Effects, Table 3, Site Description, the church apparently does not exist, as it refers to "East: To the east of the site is George Street, beyond which is the Central Station Transport interchange, providing access to the Train and Metro networks." The church is not mentioned for any other points of the compass in the Site Description. Does this suggest they regard it as of no importance? Other material does

not forget the church exists.

Gutting the existing building while retaining the two storey façade does not reduce the impact of the large, tall structure proposed, nor affect the arguments against approval of the proposal.

I therefore respectfully request that Council reject this development application.

The writer is a parishioner of the church, Christ Church St Laurence and very familiar with the local area over many years originally as a student nearby.

Thanking you,

Howard Cribb

PO Box 375, Crows Nest NSW 1585

From: Andrew Wood <[REDACTED]> on behalf of Andrew Wood <[REDACTED]> <Andrew Wood <[REDACTED]>
Sent on: Thursday, December 12, 2024 9:15:34 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2024/890

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

The Secretary
City of Sydney

Dear Sir/Madam,

Proposed 31 storey hotel at 757-763 George St, opposite Christ Church St Laurence

As a parishioner of Christ Church St Laurence, I am writing to object to the proposed construction of a 31-storey hotel in George Street on the following grounds:

- It is a massive overdevelopment of a site which presently has only low-rise buildings. It will inhibit the contextual position of the heritage listed church, Christ Church St Laurence, which is located on the opposite side of George Street.
- The development should be limited to a maximum of eight storeys.
- The proposed development will create a wind-tunnel in George Street turning the street into an unpleasant place for pedestrians and local residents.
- The overshadowing of the massive size of the development will remove light and sunlight from adjacent buildings including the historic Christ Church St Laurence.
- Christ Church St Laurence has an historic peal of bells which have been rung by a group of enthusiastic volunteer bell ringers on a daily basis (during church services and bell ringing practices) for well over 150 years.

I worked for many years in Philadelphia, USA and new local residents arriving close to St Mark's Church in Locust Street were successful in forcing the parish to install sound proofing in its bell tower to muffle the sound of its bells. European cities and other parts of the world are characterised by the wonderful sounds of their historic church bells – they are not muffled. Any hotel development adjacent to Christ Church St Laurence will need to have triple glazed windows to prevent complaints from uninformed guests about the noise of church bells.

Yours sincerely,

Andrew Wood
Unit 6
501 Glebe Point Road
Glebe
NSW 2037

From: Mavis Hedrik <[REDACTED]> on behalf of Mavis Hedrik <[REDACTED]>
<Mavis Hedrik <[REDACTED]>
Sent on: Thursday, December 12, 2024 9:13:16 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: SUSAN ALLTON <[REDACTED]>
Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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 Sirs

I wish to comment on the proposed enlarged development application as numbered above. I am a regular parishioner of Christ Church St Laurence and hence I am in that vicinity every week, often several times a week.

I can scarcely believe that a building of such size and bulk is being considered on this small site on the corner of George and Valentine Streets in Haymarket. I am aware that comments and opinions on the heritage nature of the area and the very significant building that is Christ Church St Laurence have been raised with Council on more than one occasion, by people far more qualified than I on such matters. Notwithstanding - I fully endorse the sentiments of retaining not only significant buildings,, but the environment in which they are set.

My issue is complete disagreement with Council now permitting the erection of a 31 story building that will attract traffic in volume and nature that flies in the face of the long project in recent years of removing traffic from the area.

I worked at Menzies Sydney Hotel from 1960s till 1986. When I started work - I lived through the ripping up the existing tram tracks in George Street, I have lived long enough to have endured the replacement of tram tracks. The disruption to life that caused to business and citizens was huge. The most recent plan being contrary to the 60s theme of car transport - that a tram and pedestrian access was now the best way to navigate through the city from Circular Quay to Haymarket and beyond

So now in a very short pedestrianised experience in this part of the city - it is proposed to erect a 31 story building with 300 plus guest rooms and extensive amenities . Menzies in the 60s was a 247 room hotel, growing to 450 in 70s when Shell House was added to the room count. I am aware of the commercial traffic that 247 rooms generated over a long time, deliveries of food and hotel supplies, guests and luggage arriving by cars, buses, taxis etc. The access at Wynyard Lane, George Street and Carrington Street was difficult enough over time with far more accessible options

How on earth that activity could take place at this small location for a much higher building 31 stories versus the 12 or so we had at Menzies beggars belief.

This proposed development will ruin the newly installed wide pedestrian access - which is made much safer by the greatly reduced road traffic.

The proposed hotel looks very nice and I wish the developers and operators great success. It would work much better for guests and the rest of us who live and work in this part of the city if this hotel development is located somewhere, where access is conducive to the nature of the business itself.

I do hope and pray that common sense prevails in this matter. This proposal is best located where the needs of guests and operators can be better served

Kindest
Mavis Hedrik

From: Melinda Fitcher <MFitcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Thursday, December 12, 2024 11:38:13 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley
Attachments: CCSL Objection December 2024.pdf (144.47 KB)

From: Paul Davies <[REDACTED]>
Sent: Thursday, 12 December 2024 11:36 AM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Re: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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.

Oops, dont know what happened.... Hopefully attached
Paul Davies
7 Broughton St Drummoyne NSW 2047
Office [REDACTED]

On 12 Dec 2024, at 10:33 am, Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

Hi Paul,

Council has received your submission. There is no attachment to your email could you please resend.

Kind Regards,
Admin Officer
Planning Assessments
cityofsydney.nsw.gov.au

The City of Sydney acknowledges the Gadigal of the
Eora nation as the Traditional Custodians of our local area.

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

From: Paul Davies <[REDACTED]>
Sent: Thursday, 12 December 2024 10:00 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.
Please find attached my submission on this project.

Regards

Paul Davies
7 Broughton St Drummoyne NSW 2047

Office: [REDACTED] <[mailto:\[REDACTED\]](mailto:[REDACTED])>

_____ This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.

12th December 2024

The General Manager
Sydney City Council
456 Kent Street
SYDNEY NSW 2000

re DA 2024/890 757-759 George St Sydney

I write at the request of the wardens of Christ Church St Laurence with regard to the DA that has been advertised for 757-763 George Street Sydney. I am the heritage architect for Christ Church and have been involved with the parish the conservation and works to the church site for about a decade. I note that this DA follows from an earlier approval that led to a design excellence competition which in turn resulted in the current proposal.

The matters raised in the objections made by myself and others in response to the initial application remain as significant issues in relation to how the City resolves the complex issues of heritage, urban form, cityscape and the livability of the City into the future. 'Livability' is a term that is often thrown around but tends to be used in reference to the project that is taking place and not what surrounds it. While this hotel may have a level of attraction, it does very little to improve the quality of this part of the city but does have significant adverse impacts on 'livability'.

I wish to make further comment on this in this submission. Even though the earlier decision to approve a very large and quite out of context built form (irrespective of notions of design excellence) that, to be brutal, makes a mockery of the heritage building that is on the site, has fundamental and adverse heritage and urban outcomes for Christ Church St Laurence.

The heritage platitudes that are offered as justification for the unjustifiable (on sites such as this and the adjoining site to the west, which is also being developed), go no further than to consider the outcome of development inevitable and conclude that given that inevitability, the heritage impacts are acceptable. This is heritage assessment at its worst.

In a recent response to the adjoining development, I also raised this issue as it seems to me as a heritage architect who works and provides strategic advice on large projects, that it is a fundamental question on how the future of the cityscape develops.

If the scale and mass of developments such as this and its adjoining development are considered acceptable, the heritage controls for the city need to be re-considered. Many of the city heritage listings have, as policy, that there should be no vertical additions to the extant heritage building on the site. It would appear this has been a default policy for commercial heritage buildings. However, a simple observation on moving around the city suggests that this policy is not widely enforced. It will be argued that this development sets back new work, only cantilevering at higher level over the heritage site, but there is no doubt that this project involves a vertical addition of considerable height, bulk and impact.

It may have some streetscape benefits to retain a heritage façade, but dressing major development with a heritage façade of perhaps two levels does very little to conserve heritage. It is often a better design outcome than the generally poor streetfront design of much new development and can have urban form benefits, but they are not sustainable heritage outcomes.

A building such as Christ Church St Laurence (including its associated buildings) cannot pursue an approach of facadism or contemplate large development (this is not a discussion on heritage floor space) and, if the massive

height and bulk of nearby developments continues, it will orphan the church buildings without any sustainable context.

Consequently, I maintain the objection to the scale and overall massing of this development irrespective of the design. It will have an adverse heritage impact on the church and associated buildings and, in fact, the whole of the church block on the east side of George Street. It overshadows, overpowers, introduces a scale element that reduces the long-term significance of the church setting dramatically and diminishes the value of the city as urban form.

I also observe that the architects have made a serious attempt to consider the impacts of development on the church and the design approach in that context is appreciated.

I particularly note the persistent increase in height and scale of developments beyond the prescribed limits by the use of, in essence, bonuses for adding elements to the site such as affordable housing. While theoretically, this may be attractive, it breaks down the rationale for controls within the city. Controls such as height and FSR are becoming increasingly meaningless as they can be so easily breached. The DCP and LEP controls have lost efficacy and the city form is determined by development desire.

All of this impacts sites such as Christ Church St Laurence who wish to and have to remain at a scale that once represented city development but which will become token.

I make several specific comments in relation to the project as advertised beyond the general comments above.

1 Retention of Heritage Fabric

There appears to be considerable confusion in the documentation in relation to what is happening to the heritage building and its fabric. The architectural drawings are very clear that the façade is retained but indicate that everything behind the façade is new construction including the basement levels below.

The Heritage Assessment sets out a different scenario advising that the existing heritage building is retained without loss of heritage fabric, that the basements are constructed beneath the existing building with engineering input and that the new building cantilevers over the existing building above podium level.

Perhaps the heritage assessment was made on a different scheme.

The conflict may readily be resolved as the building beyond the façade is not retained (both drawn and stated by architects) and the heritage assessment is incorrect. This then leads to much of the heritage assessment being unreliable. It is not worth considering the balance of the heritage assessment as it fails the basic test of understanding the building and the project.

Alternatively, the heritage assessment may be correct which would result in the DA drawings being incorrect which would require the DA to be withdrawn.

Assuming that only the façade is retained, the issue of how that is to be achieved is salient.

I have worked on a number of similar projects where an existing building is built to the boundaries and underpinning of the perimeter walls is proposed to allow the construction of basements. In each case it has been necessary to set the new basement walls inside the boundary and the extant wall and not directly under the perimeter wall as to do otherwise requires the excavation of the street and the considerable difficulty of underpinning a wall without other support. Sydney City have required in a number of cases the basement wall to be set in to avoid boundary and support issues. The other option has been to dismantle the existing walling and rebuild it but this is not usually a sound heritage outcome.

I would suggest that the fabric retention needs to be resolved, how the perimeter wall is to be retained resolved and if required the project adjusted, resubmitted and readvertised.

If the drawings are correct, the heritage assessment should reflect the actual works proposed and should not be accepted.

2 Design of the lower podium floors

The George St façade of the floors between the entertainment and pool deck and the hotel room floors is glazed in the proposal with gyms and the like behind. It is requested that the design of the George St elevation be reviewed and amended to introduce a more solid element. These floors directly overlook the west door of the church which is ceremonial where funerals, weddings, etc gather and spend time. Being overlooked by glazed gym walls is not an appropriate response to this specific setting. A more solid end wall with smaller openings would help maintain the dignity of the setting of the church and would have no perceivable impact on the design of the building, it may actually improve it.

3 Open space

The roof deck, while an understandable desire of the owners of the development, has the potential to impact on the setting of the church. It is noted that there is landscaping to George St so that seating and the pool are set back but the inevitable noise, music and activity that will be generated by an outdoor area where noise can only go east or west (mainly east due to the design), which is further captured by the awning within the space, has a high potential to impact the use and setting of the church and rectory, particularly in the evening.

It is suggested that strict use limits, time frames and noise levels be established that make NO impact on the church and its use at key times. It is also noted that the rectory adjacent is a single residence that is already subject to considerable noise from traffic etc. and that further noise should not be approved.

It may be argued that the rectory as a home is somewhat anachronistic within the city, but the ongoing use of the church and rectory is a rare element of significance that adds to the overall heritage value of the church and site.

Summary

It is understood that this is a stage 2 DA and that larger issues cannot probably be dealt with, however, as the City is overwhelmed by overscaled development in relation to its heritage elements it is disappointing to see the City Council minimise its consideration of heritage.

This development, while a separate DA cannot be separated from the adjoining larger proposal for development, that development is referenced in the DA but is not shown. Overlaying the two developments changes the understanding of this DA as the slender elements are lost against a larger built form that dominates the area.

Design does not occur in isolation, it may be convenient to divide development in terms of how it is considered as that avoids the cumulative effect of over-development across sites, but places like Christ Church will remain, overwhelmed by over-development and desperately trying to retain their dignity while the development world takes more and more and gives almost nothing.

I trust that if nothing else the several minor issues raised can be addressed to make some small improvements to a generally well-designed but inappropriate building in this part of the city.

Yours faithfully

Paul Davies

Director
B Arch MBEnv Bldg Cons AIA
Chartered Architect

From: susanallton
Sent on: Friday, December 13, 2024 3:09:02 PM
To: dasubmissions
CC: Wardens; fr.daniel
Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley
Attachments: CCSL submission re 2024 DA 757-763 George St.pdf (230.94 KB)

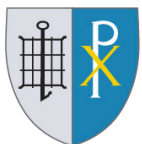
Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Daniel

Please see attached the Submission from Christ Church St Laurence to D/2024/890.

Thank you
Susan

Susan Allton
Warden
Christ Church St Laurence



THE ANGLICAN PARISH OF
CHRIST CHURCH ST LAURENCE
RAILWAY SQUARE, SYDNEY | CONSECRATED 1845

PO Box 1324 Haymarket
NSW 1240
Phone: +612 9211 0560
office@ccsl.org.au
www.ccsl.org.au

DATE: 12 December 2024

TO: City of Sydney Council

EMAIL: dasubmissions@cityofsydney.nsw.gov.au

FROM: Christ Church St Laurence
812 George Street, Sydney

RE: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

This submission is from the Anglican parish of Christ Church St Laurence (CCSL) at 812 George Street, directly opposite this proposed development.

About the Christ Church St Laurence Group:

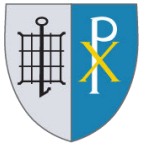
CCSL consists of the 1845 heritage listed church, its heritage registered rectory next door, and the heritage registered parish hall (former school dating from 1904) which are collectively known as the Christ Church St Laurence Group. We also own the office building at 812B George Street next to the church and directly opposite this proposed development. The Group is the largest landholder in the block bordering this section of George Street, Pitt Street and Rawson Place.

None of the documents submitted to support this DA demonstrate any factual realization of the operation of CCSL, which is:

- As a church, it operates 7 days per week, not just on Sundays, with a minimum of 3 services each day Monday to Saturday, 4 on Wednesdays and 5 on Sundays. Weekly congregational attendances number some 300. In addition, the church hosts weddings and funerals. The church is open Monday to Friday 9am to 5pm to welcome visitors and tourists, those who wish to make personal prayers and for homeless people seeking food and sustenance.
- The rectory is the home of the Rector and his family and is used 24/7. It also contains an office and is used for group meetings.
- The hall at 505 Pitt Street is used on a daily basis - its top floor contains a flat for an Assistant Priest, plus a tenanted space, the main level is for parish use and is leased out to community groups, and the lower level is the home of the St Laurence Centre, a space used by services working in the homelessness, disadvantaged and elderly sectors of the community at large.
- The 3 storey office building on George Street houses the parish offices plus 2 tenanted floors. Each floor generally operates 7 days a week.

Changes to Planning Controls in 2023 over this site (757-763 George St) remain part of this submission:

At the end of 2022, CCSL and its parishioners made several submissions objecting to the proposal to change the Planning Controls over this site to allow for a tower of 117 metres height. In 2023, we expressed our reservations about some of the responses given to that CCSL submission of 12 November 2022.

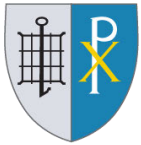


These reservations remain in this submission and still especially relate to Heritage Impact, Visual Amenity and Overshadowing:

- Within its block and the wider city of Sydney, the church has a significant role and is a heritage building of recognised significance
- The context of the church and areas around it relates to one of scale and views
- The setting of the 1845 church within the street will be diminished with any over height development close by, especially one directly opposite
- The church will be overshadowed by this proposed development during afternoons in Autumn, Winter and part of Spring, that is up to $\frac{3}{4}$ of the year. This affects the church's visible entry and exit on George Street and the light through the magnificent stained glass windows.
- Views from CCSL are NOT considered - as a church, leaving the building is important and the present George Street scale is reasonable. With a taller backdrop, this completely changes the immediate experience of the setting to the frontage and severely impacts the visual setting of the church. The impact from the church would very much be 'in one's face.'

Our additional concerns in this submission:

- **The Planning Controls** would do far better just to allow taller buildings on the southern side of Valentine Street in the block bordering George and Quay Streets and Broadway. There is no reason, other than increased rate revenue for City of Sydney Council, to allow taller towers in the third of the block bounded by Valentine Street, George and Quay Streets and Ultimo Road, especially when the far northern majority portion of this block is not subject to these increased heights.
- It seems that the premise of allowing tower development at all in these blocks, where it never before happened nor was contemplated, is to placate the overly gross height of the Atlasian/Dexus/Toga developments adjacent to the southern end of Central Station and over the Post Office building adjacent to Lee Street. That is, to make these towers 'seem to fit'.
- **Overshadowing** - Documents submitted by the applicant acknowledge that the new building will cause significant shadowing of CCSL, without any proposed mitigations. This shadowing will significantly affect the appearance of CCSL, as well as affect the natural light that currently enters the church through the west door in the afternoon, affecting afternoon church services and light through its stained glass windows – the purpose of stained glass windows is to have external light.
- The referenced submission notes that the proposed development will result in overshadowing of the Church during substantial times of the year. Not only will this overshadowing impact the Church itself, but also the Rectory (the residence of the Rector and family), plus the apartment for an Assistant Priest on the upper western level of the hall building at 505 Pitt Street and the Church's offices at 812B George Street. No overshadowing currently exists in these locations. The application seems to dismiss as of no importance, any impact of overshadowing the Church and these heritage buildings.
- **The Statement of Environmental Effects** p. 44 – 'The SLEP 2012 specifies all developments above 55 mtrs must not be granted consent unless SLEP is satisfied there are no adverse impacts



on wind in public spaces, key views, curtilage of heritage items, setting and character of buildings and heritage items, or free movement of air’

This appears only to apply to the heritage façade of the Forest Meats building, the subject of the DA, and is ignorant of the heritage listed church across the road and the significant setting of that church within the street. Quite ridiculous in the context of what is heritage impacted.

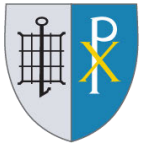
- **Constructability, Traffic Assessment and Operation ability** - The **Traffic Assessment** fails to address the consequences of managing the coincidental construction at the same time of both this proposed development plus the one at 187-189 Thomas St should both DAs be approved in a similar timeframe.

It further does not account for the one-lane exit pinch point at George and Valentine Streets in regard to the length and width of construction vehicles, their only available exit turn right or left onto George Street, and the closeness of the proposed construction zone on Valentine Street mixing with general traffic.

For the operational phase of this proposed hotel, the Traffic Assessment (pp 22 & 23) lists the expected hotel waste and delivery movements per week at 23 ie up to 4 times per day. Experienced folk in hotel management know that this is grossly underestimated. Boutique providores, as an example, will deliver more frequently than estimated; there is only 1 internal building truck turntable so how will multiple same-time deliveries/waste pick-ups be managed on Valentine Street? They will take up pick up/drop off zones inhibiting through traffic flow and general street parking. This scenario is exacerbated due to no onsite carparking, no motor bike parking, no car share spots and no accessible parking in the proposed building or dedicated on the street, ie no other spots for a quick drop off other than taking up the existing 22 metres of ‘no parking’ restrictions on the southern side of Valentine Street.

The **Preliminary Geotechnical Investigation Report** (p. 12) states that dilapidation surveys should be conducted on surrounding sites at a distance twice the total depth of excavation. The report notes that the maximum depth of excavation into sandstone is estimated at 10 mtrs. The CCSL heritage listed church would insist that it be subject to extensive pre-condition and post-condition surveys (dilapidation surveys) given its location on the eastern side of George Street.

- **The Pedestrian Wind Environment Study** of September 2024 apparently does not assess this building in context with the current DA for the adjacent 187 Thomas Street. The combination of both buildings would have a markedly changed/increased wind effect.
- **Several of the studies to support this DA have serious factual errors and shortcomings** and we wonder the extent to which such studies are properly checked and verified before submission. To assist Council, we here highlight just a few of these errors as heaven forbid that such errors would contribute to an incorrect decision by Council:
 - Statement of Environmental Effects table 3, Site Description - the church apparently does not exist: “To the east of the site is George Street, beyond which is the Central Station Transport interchange, providing access to the Train and Metro networks.” It completely ignores the presence of the heritage listed church.



- Traffic Impact Assessment – it is not correct nor insurable procedure to have a such document written by the same person who checks it and signs it out. How is Council to take seriously this Traffic Impact Assessment?

P. 2 – ‘Vehicular access to the site is currently provided via George Street at the north-eastern end of the site and a secondary service vehicle access from Valentine Street.’ That is not correct – there is no access from George Street southbound to Valentine Street for large vehicles as they have no where to come from. P. 5. equally - the Quay Street directions are wrongly described. Valentine Street turns left to George Street is incorrect – it is left AND right. Also, the Traffic Assessment fails to address the impact to vehicle traffic in the area, particularly in terms of increased traffic and the reduction in available parking.

- **Respecting the CCSL heritage church building’s size and place in modern situ. The Heritage Impact Study is sorely lacking in critical assessment.**

CCSL references part of the submission by our Heritage Architect, Paul Davies, notably:

“A building such as Christ Church St Laurence (including its associated buildings) cannot pursue an approach of facadism or contemplate large development ... and, if the massive height and bulk increased continue will orphan the church buildings without any sustainable context.

Consequently, I maintain the objection to the scale and overall massing of this development irrespective of the design. It will have an adverse heritage impact on the church and associated buildings and in fact the whole of the church block on the east side of George Street, it overshadows, overpowers, introduces a scale element that reduces the long-term significance of the church setting dramatically and diminishes the value of the city as urban form. ...

I particularly note the persistent increase in height and scale of developments beyond the prescribed limits by the use of, in essence, bonuses for adding elements to the site such as affordable housing. While theoretically, this may be attractive, it breaks down the rationale for controls within the city. Controls such as height and FSR are becoming increasingly meaningless as they can be so easily breached. The DCP and LEP controls have lost efficacy and the city is determined by development desire. All of this impacts sites such as Christ Church St Laurence who wish to and have to remain at a scale that once represented city development but which will become token.

Overlaying the two developments changes the understanding of this DA as the slender elements are lost against a larger built form that dominates the area.

Design does not occur in isolation, it may be convenient to divide development in terms of how it is considered as that avoids the cumulative effect of over-development across sites, but places like Christ Church will remain, overwhelmed by over-development and desperately trying to retain their dignity while the development world takes more and more and gives almost nothing.”

We respectfully submit that, for all the reasons listed above, this development proposal for 757-759/763 George Street be rejected as it will clearly overshadow and subsume the only heritage listed building in this and surrounding blocks and that such tall towers should not be allowed in this adjacent area.

Further, there is no reason that the northern side of Valentine Street be allowed a development height of 31-50 storeys when it clearly causes overshadowing to the only heritage listed and registered group of buildings



THE ANGLICAN PARISH OF
CHRIST CHURCH ST LAURENCE
RAILWAY SQUARE, SYDNEY | CONSECRATED 1845

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office@csl.org.au
www.csl.org.au

opposite, and adds to autumn and winter shade and wind on newly pedestrianized and seated areas of George Street.

It is anathema that Council would permit the erection of a 31 story building that will attract traffic in volume and nature that flies in the face of its long term objective to remove traffic from this George Street area.

It is anathema because it is known that TfNSW wants to make this area (George Street/Broadway and Quay Street) the main pedestrian pathway from the redeveloped Central Station to Darling Harbour. Crowded tall buildings cause overshadowing and do not assist wayfinding recognition.

Yours sincerely



Susan Allton
Warden

For the Rector and Wardens
Christ Church St Laurence

Cc Councillor Yvonne Weldon
Alex Greenwich MP

From: Graeme
Sent on: Friday, December 13, 2024 8:11:13 PM
To: dasubmissions
Subject: Submission - D/2024/890 - 757-759 George Street HAYMARKET NSW 2000 - Attention Daniel Stanley

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.

Sent from [Mail](#) for Windows

Attention: David Stanley, City of Sydney Council
Email: dasubmissions@cityofsydney.nsw.gov.au

Regarding :
Site: 757 to 759 and 761 to 763 George Street Haymarket NSW 2000
Development Application No. DA/2024/890

Dear City of Sydney Council

OBJECTION ONE

This Development Application for 31 storeys (of 117 metres in height) is inappropriately high. It would adversely impact the heritage quality of the whole block of unique historical buildings across the road including the historic Christ Church Saint Laurence (of which I am a long term parishioner). In particular, the inappropriate height of the building will overshadow the Church for nine months of the year.

OBJECTION TWO

I note that this Development Application is for a hotel and commercial development. Instead of a hotel, a smaller scale building needs to be constructed on this site with at least 50 per cent social housing. The other 50 per cent needs to be really affordable housing for inner city residents and essential workers. It makes absolutely no sense for us to be building hotels at a time when it is recognised that there is a major shortage of social and affordable housing in the inner city. For example, homelessness continues to be a significant issue around Central Railway. It would appear to be grossly unethical to not increase the stock of social and affordable housing especially in inner city areas. The City of Sydney Council states that it is committed to an increase of affordable and social housing. In the midst of a national housing crisis, this Development Application seems to disregard, ignore, avoid and evade the matter of the urgent need for quality, sustainable, social and affordable housing.

OBJECTION THREE

This proposal if approved would also devour much needed labour and material resources that could be better employed for social and affordable housing projects here and elsewhere.

With my thanks for your consideration of my objections.

Yours faithfully
Graeme Curry RN BA(Hons) BD DipEd MA FACN FACMHN
27/45-53 Macleay Street Potts Point NSW 2011

13th December 2024



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