

Local Planning Panel

23 July 2025

Application details

Address: 806-812A George Street, Haymarket

D/2025/33

Applicant: C Zeng-Allen

Owner: Fuqiang Investments Pty Ltd

Architects: MKD Architects

Planning Consultant: Gyde Consulting

Heritage Consultant: Weir Phillips Heritage

Proposal

- demolition of the existing buildings with partial retention of the existing front facade
- construction of new 12 storey building with basement level, comprising:
 - 84 private backpacker rooms containing 577 beds
 - 8 hotel rooms
 - one ground floor bar, and two rooftop bars
 - ground floor café
 - rooftop swimming pool

Reason reported to LPP

The application is reported to the LPP for determination due to:

- sensitive development - three new bars which will likely require hotel (general bar) liquor licences

The application is recommended for refusal for the following reasons:

- concurrence not provided by TfNSW
- does not sufficiently address contamination
- does not adequately address the flooding risk of the site
- fails to exhibit “design excellence”

Recommendation

Reasons for refusal:

- The application has not provided sufficient information to satisfy TfNSW that the development can be undertaken without adverse impacts to the adjacent interim rail corridor.
- The application fails to satisfactorily address clause 4.6 of the State Environmental Planning Policy (Resilience and Hazards) 2021.
- The application does not adequately address the flooding risk of the site.
- The proposed development fails to exhibit “design excellence” pursuant to clause 6.21C of the Sydney LEP 2012

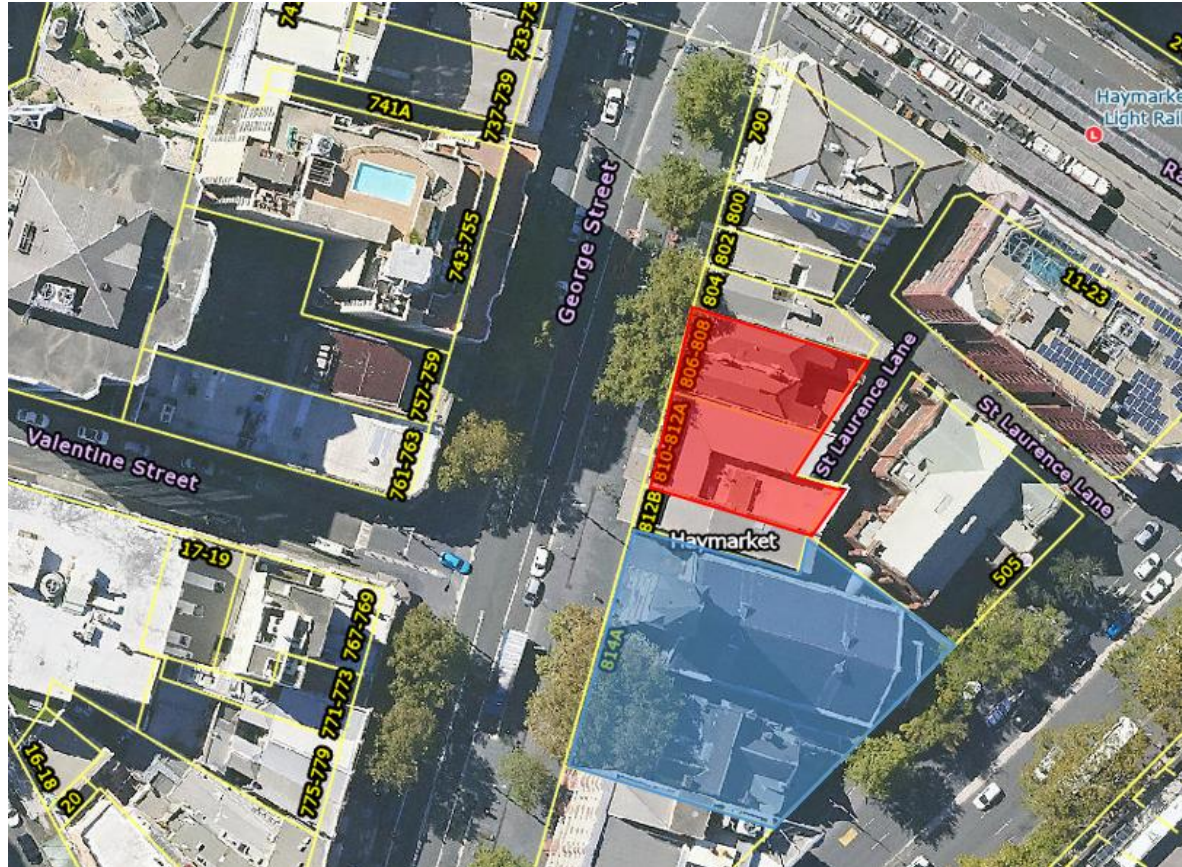
Notification

- 29 January 2025 to 26 February 2025
- 197 owners and occupiers notified
- 7 submissions received

Submissions

- impacts to the neighbouring Christ Church St Laurence
- bulk and scale of the new building
- uncharacteristic within the context of the street block

Submissions



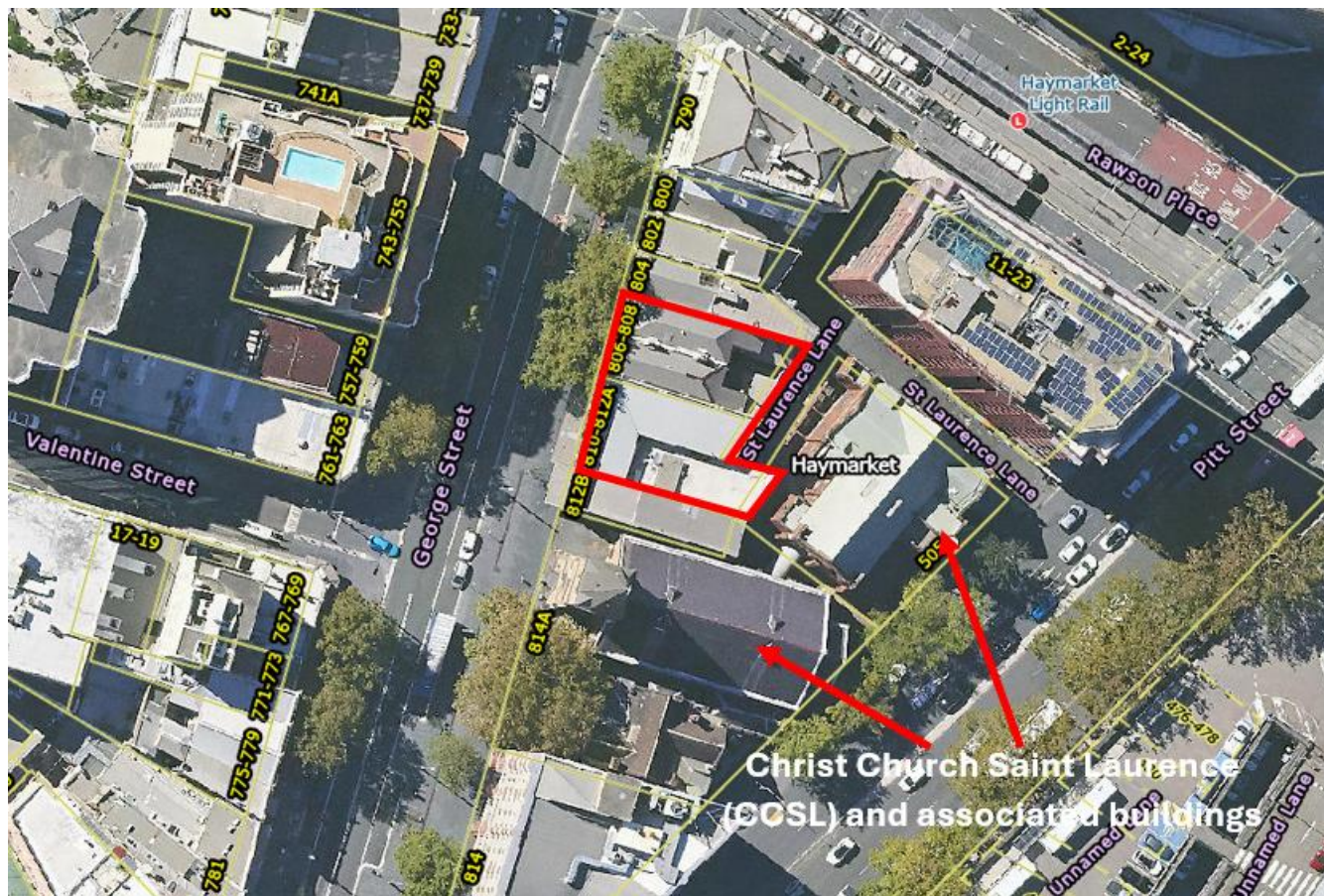
- subject site
- submitters

Note: location unknown of one other submitter

Background

- 11 September 2024 – Pre-DA advice given for concept scheme
- 21 January 2025 – subject DA lodged
- 1 April 2025 – presented to the Design Advisory Residential Subcommittee (DAPRS)
- 16 April 2025 – Council requested additional information and amendments
- 5 May 2025 – applicant responded advising intent to appeal the deemed refusal
- 16 June 2025 – Class 1 appeal lodged with the LEC

Site



Site



Site viewed from George Street, with the spire of the CCSL to the right

Site



Site viewed from St Laurence Lane looking south, with the spire of CCSL visible in the background

Site



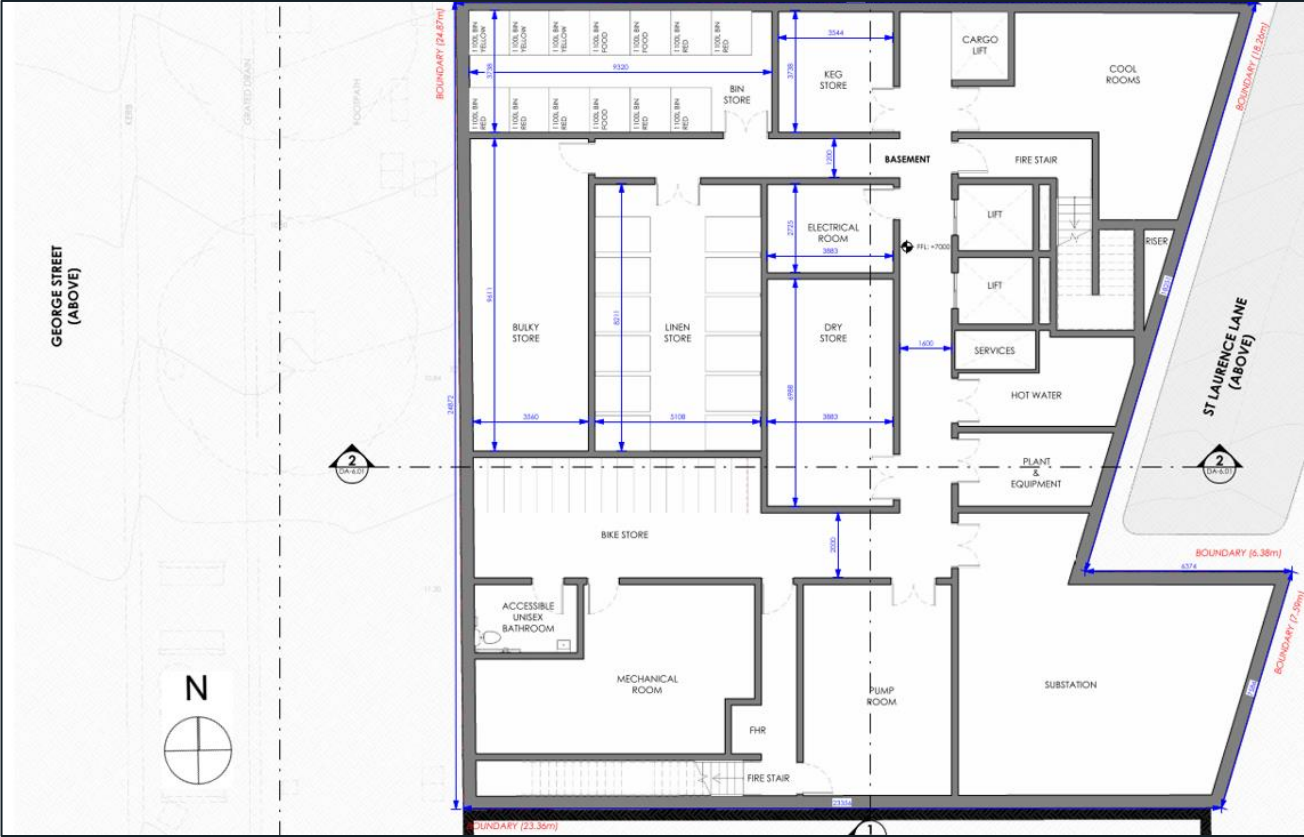
Site viewed from the intersection of George Street and Rawson Street looking south

Proposal

Perspective view of the proposal from George Street looking east



Proposal



Basement Level

CITY OF SYDNEY

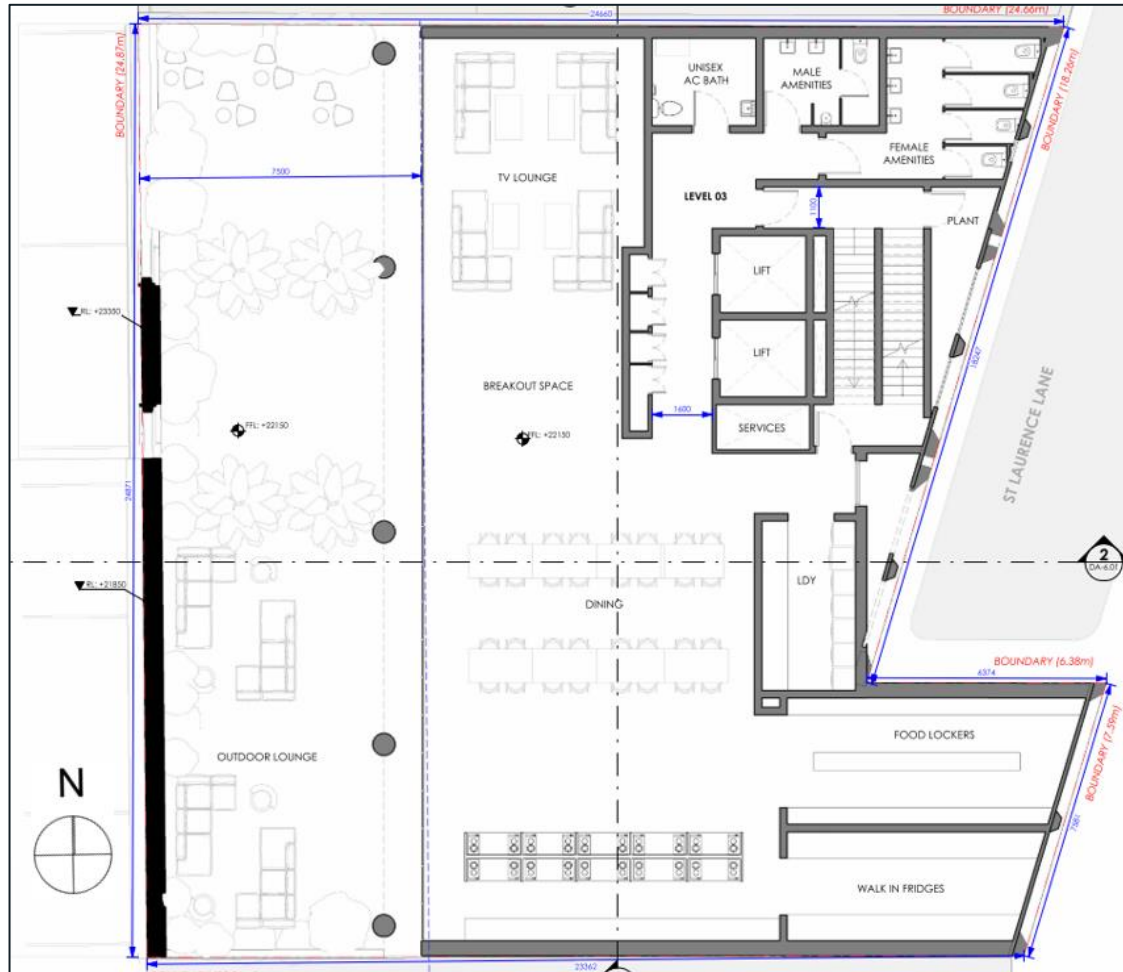


typical Levels 1-2 floorplan



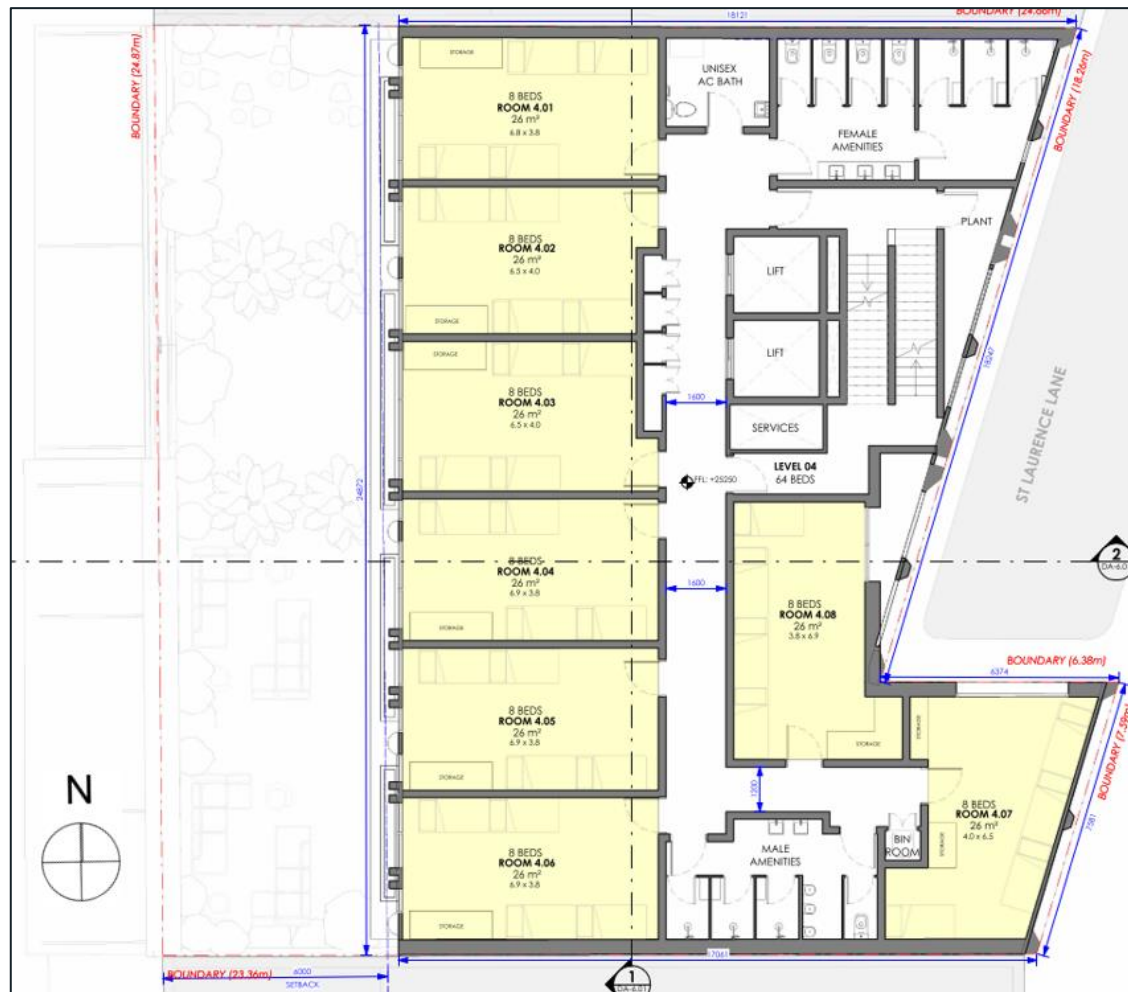
Proposal

Level 3



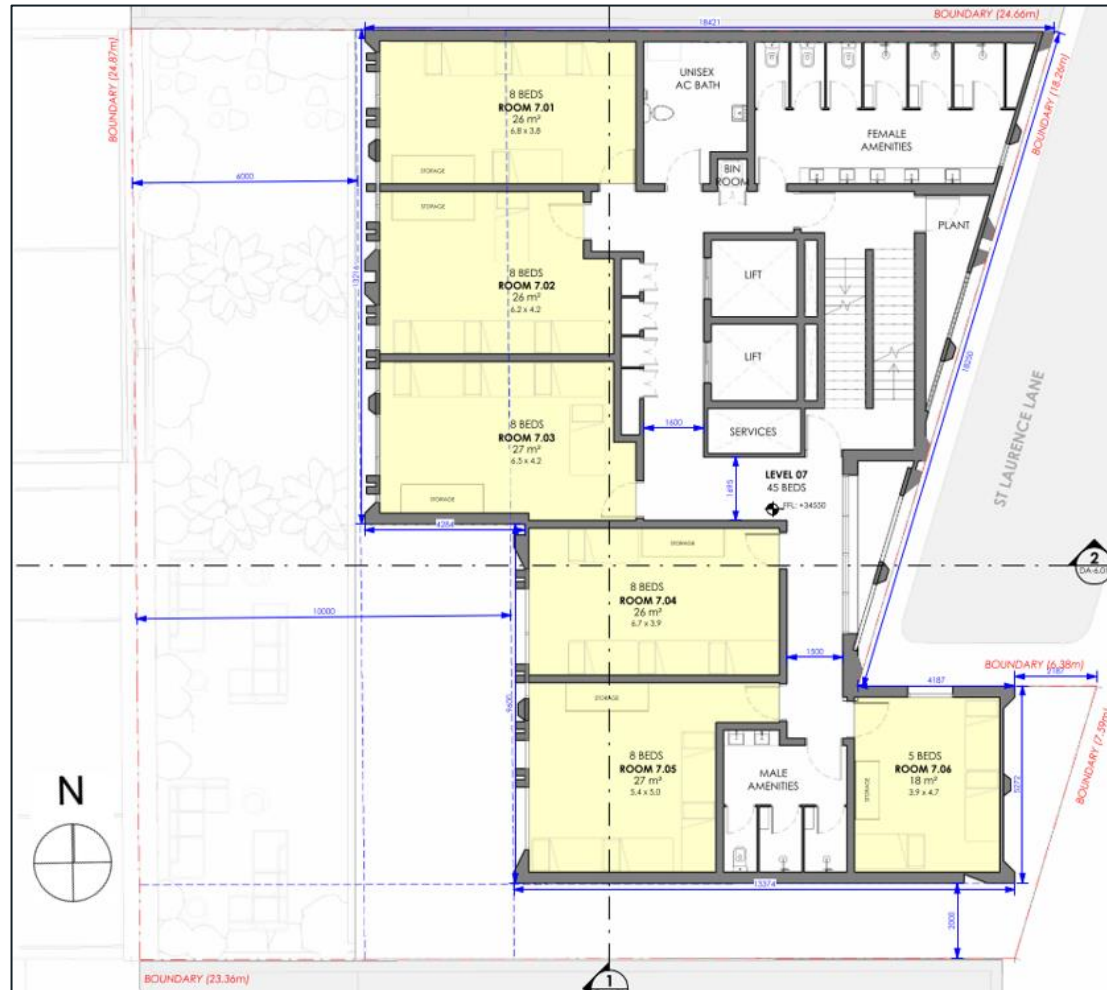
Proposal

typical Levels 4-6 floorplan



Proposal

Level 7

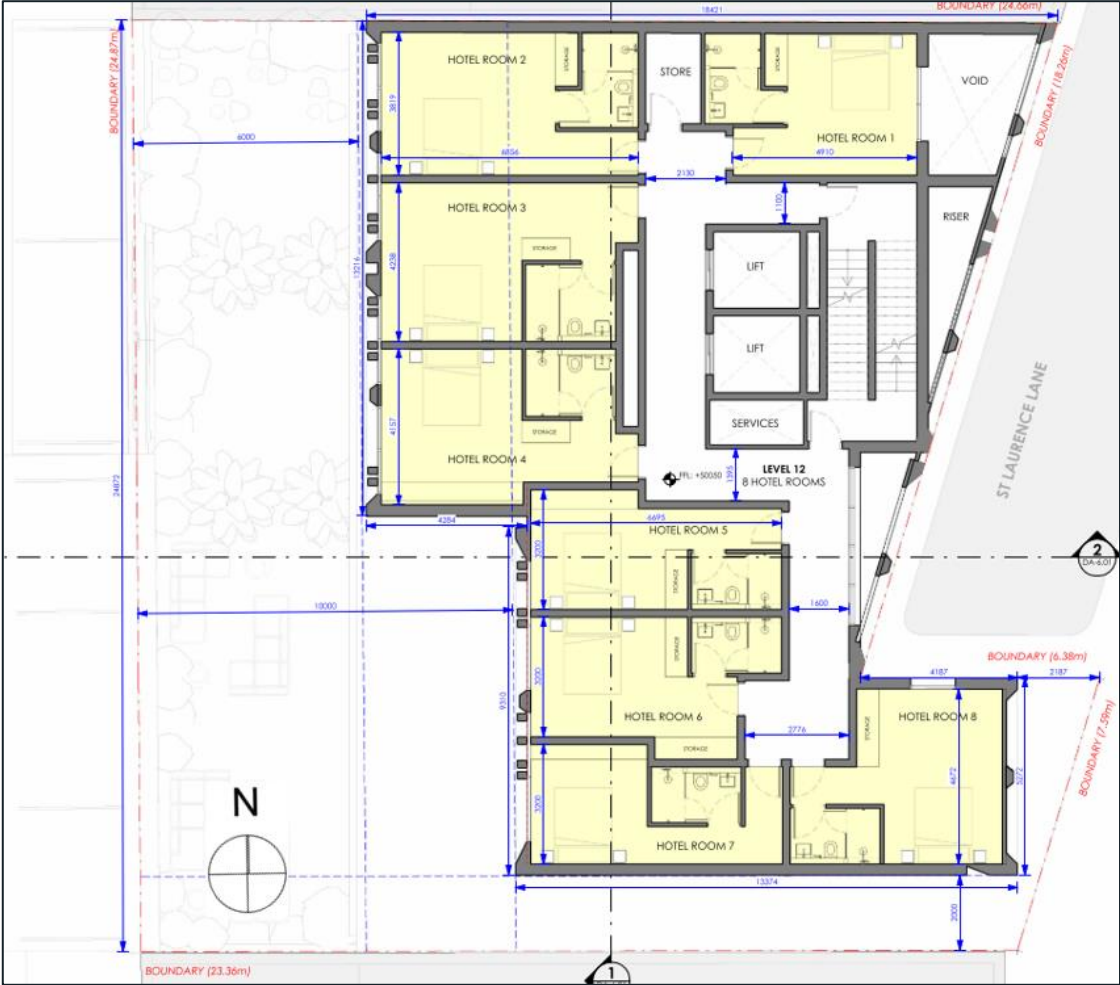


typical Levels 8-11 floorplan



Proposal

Level 12



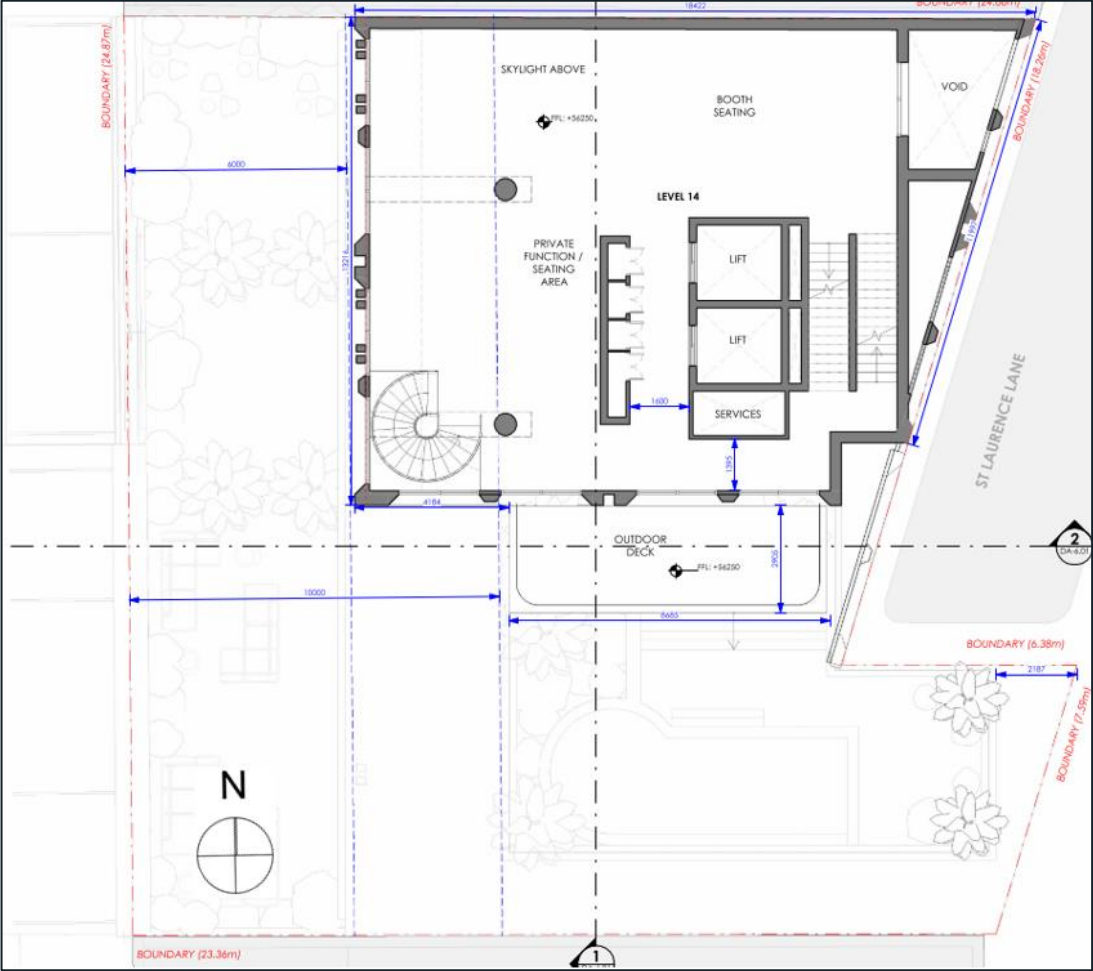
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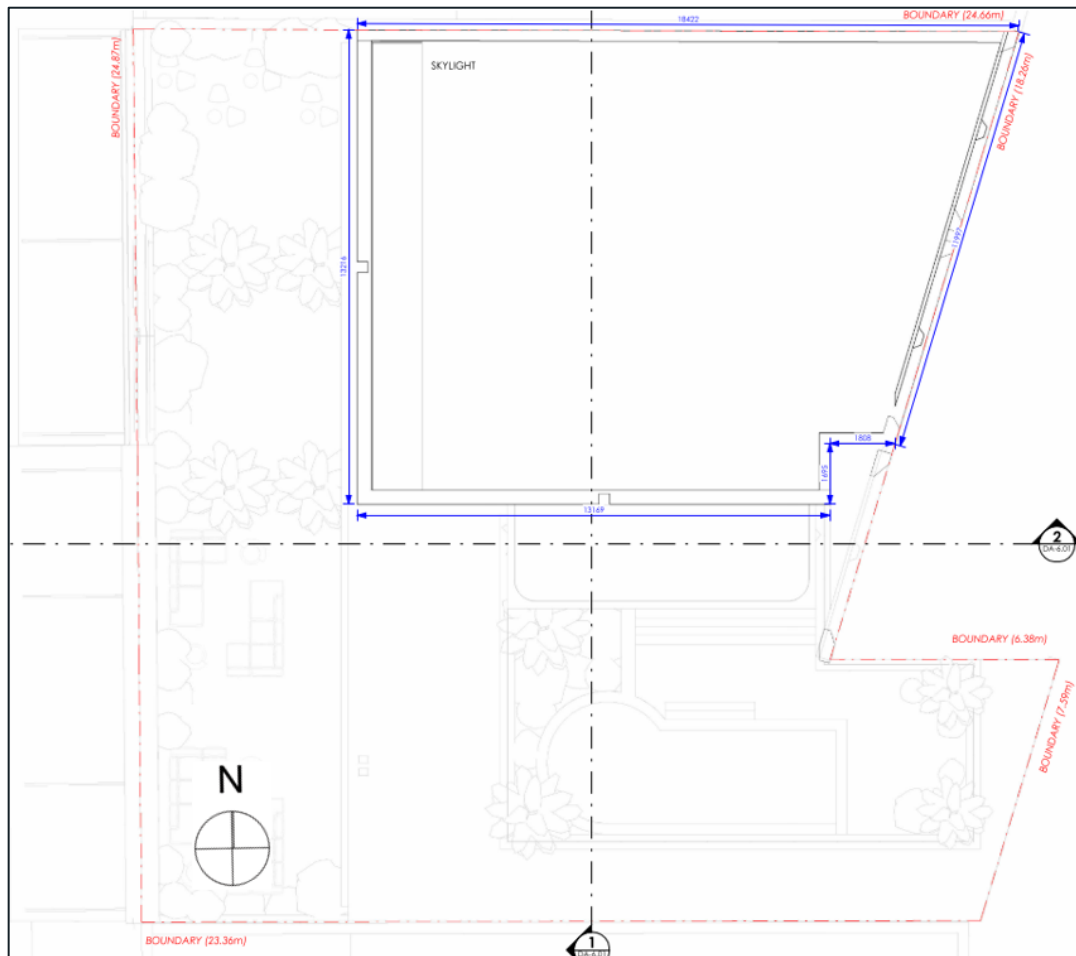
Proposal

Level 14



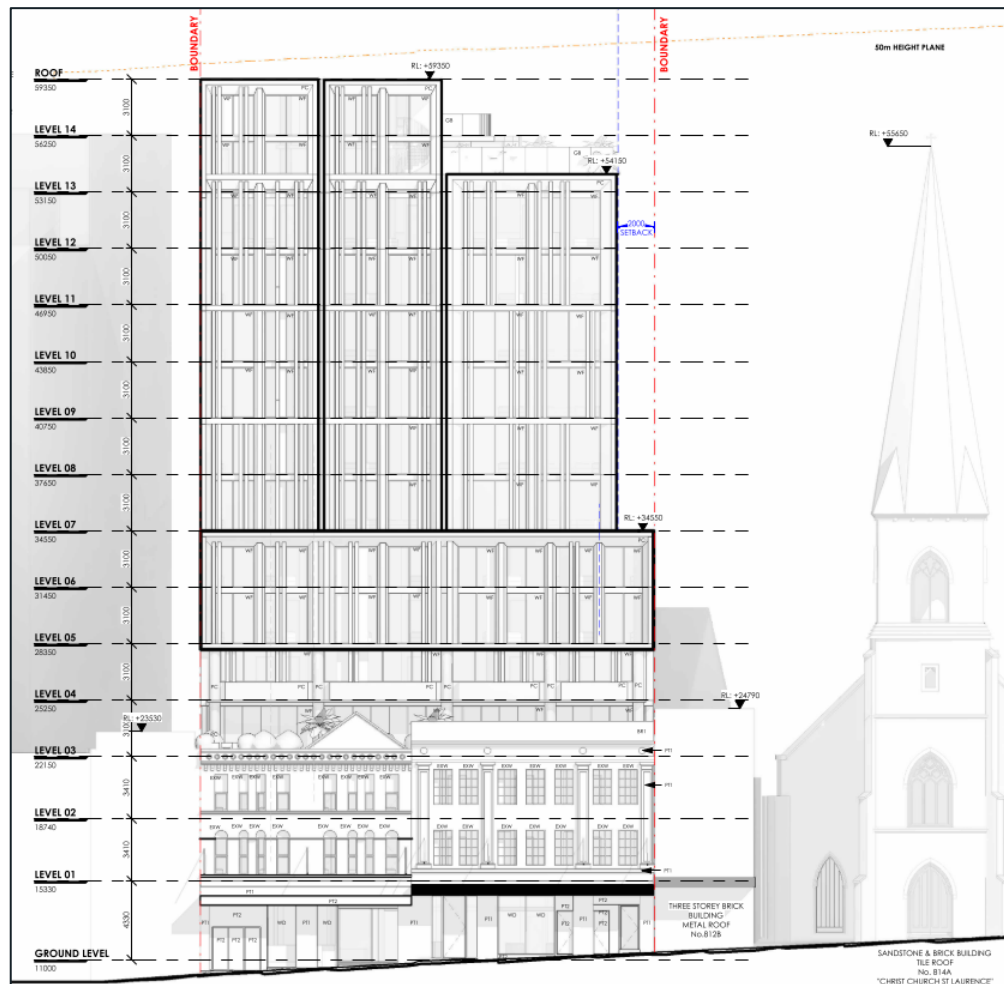
Proposal

Roof plan



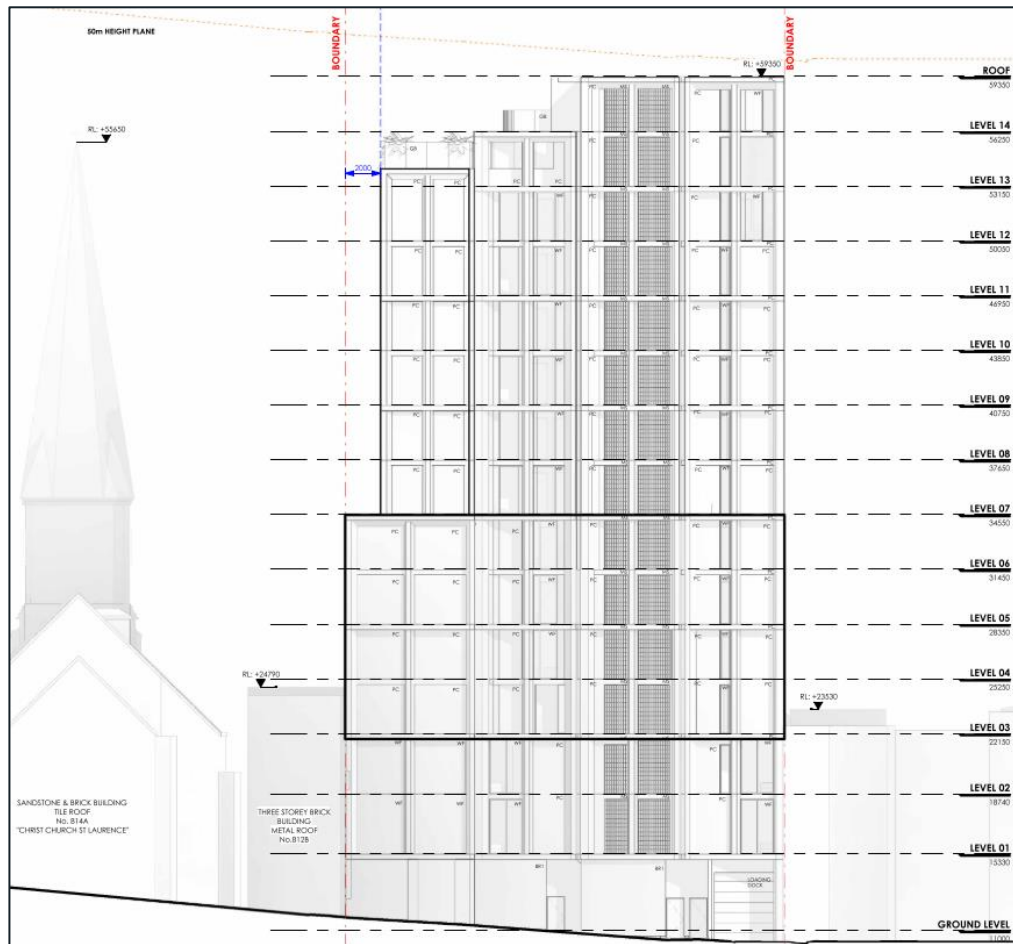
Proposal

Western (George Street) elevation



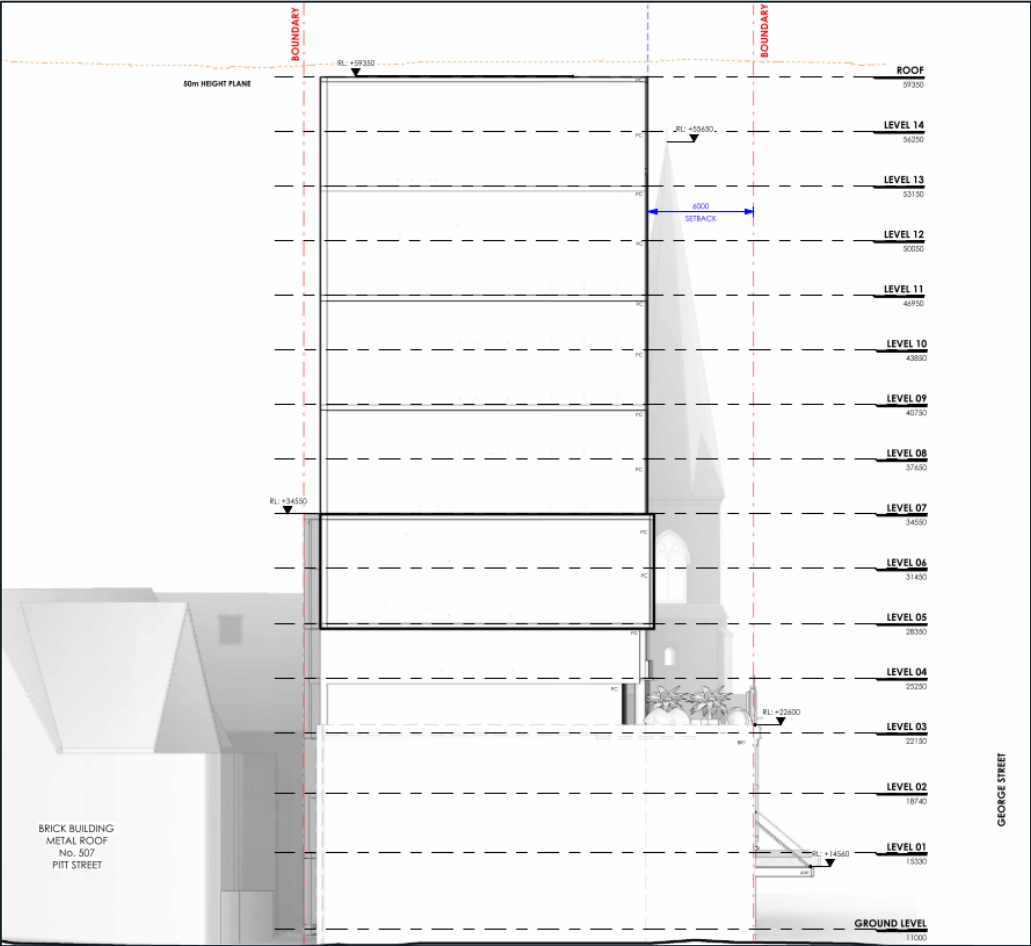
Proposal

Eastern (rear) elevation



Proposal

Northern (side) elevation



Southern (side) elevation



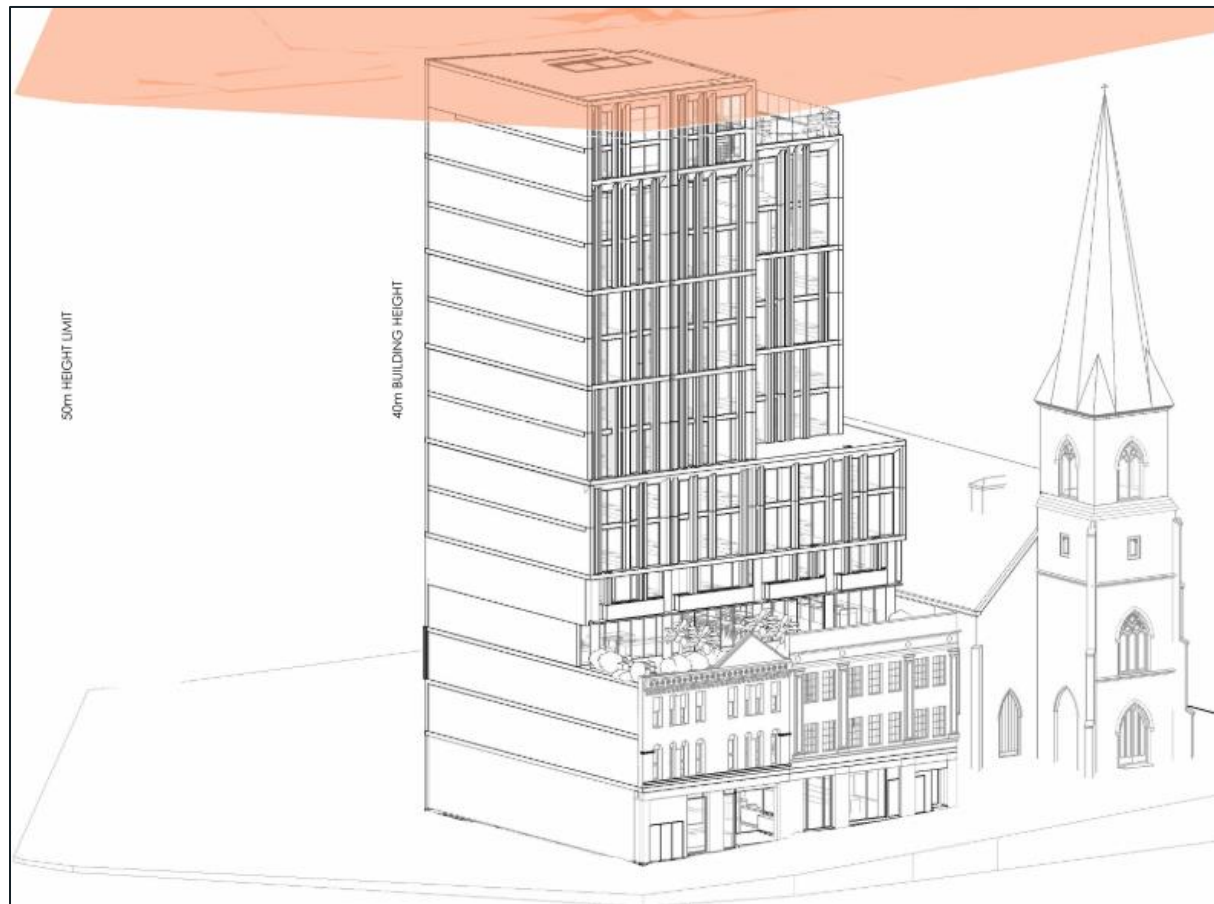
Proposal

Cross-sections



Proposal

3D perspective showing the 50m LEP height plane and the neighbouring CCSL



Compliance with key LEP standards

	control	proposed	compliance
height	50m	48.35m	yes
floor space ratio	7.77:1 (4374.28 sqm)	7.77:1m (4373 sqm)	yes

Compliance with DCP controls

	control	proposed	compliance
Street frontage height	20m	13.5m (existing)	yes
Setback above street frontage height	8m (no variation)	6m and 10m	no
Floor to floor heights	basement & ground floor - 4.5m	basement – 4m ground floor - 4.3m	no
	first floor & above - 3.6m	Levels 1 & 2 - 3.4m Level 3 and above – 3.1m	no

Compliance with DCP controls

	control	proposed	compliance
Backpacker rooms	3.25 sqm per person Max 8 guests per room	18 sqm for 5 bed rooms 20 sqm for 6 bed rooms 26 sqm for 8 bed rooms	yes
Backpacker communal recreation area	0.75 sqm per person (432 sqm) Max 20% of the total area for outdoor facilities	352 sqm total on Level 3 Approximately 50% being outdoor area	no no
Parking	79 bike spaces 3 Service vehicle spaces	65 bike spaces (backpacker accommodation) 1 service vehicle space	no no

Design Advisory Panel Residential Subcommittee

The Panel reviewed the application on 1 April 2025.

The panel raised the following concerns:

- Proposal is too schematic and does not consider all spatial and operational requirements for access, services and façade details
- The basement substation is not accessible for maintenance
- The proposal is considered to provide insufficient amenity for the backpacker and hotel accommodation

Design Advisory Panel Residential Subcommittee

- the room layouts of the lower levels should be reconsidered so that the existing retained windows are not dissected by dividing walls
- given the extent of glazing proposed for the new additions, sun shading should be provided instead of dark tinted glass
- concerns regarding the lack of detailed design considerations

These issues have not been addressed.

Issues

- TfNSW Concurrence
- Flooding
- Contamination
- Setbacks above street frontage height
- Internal amenity
- Design issues
- Insufficient Information for assessment

TfNSW Concurrence

- As site is adjacent to the future CBD Rail Link (CBDRL) rail corridor concurrence from TfNSW is required under the Transport and Infrastructure SEPP
- TfNSW has refused to grant concurrence due to insufficient information
- Consent cannot therefore be granted pursuant to section 2.101(3) of the Transport and Infrastructure SEPP

Flooding

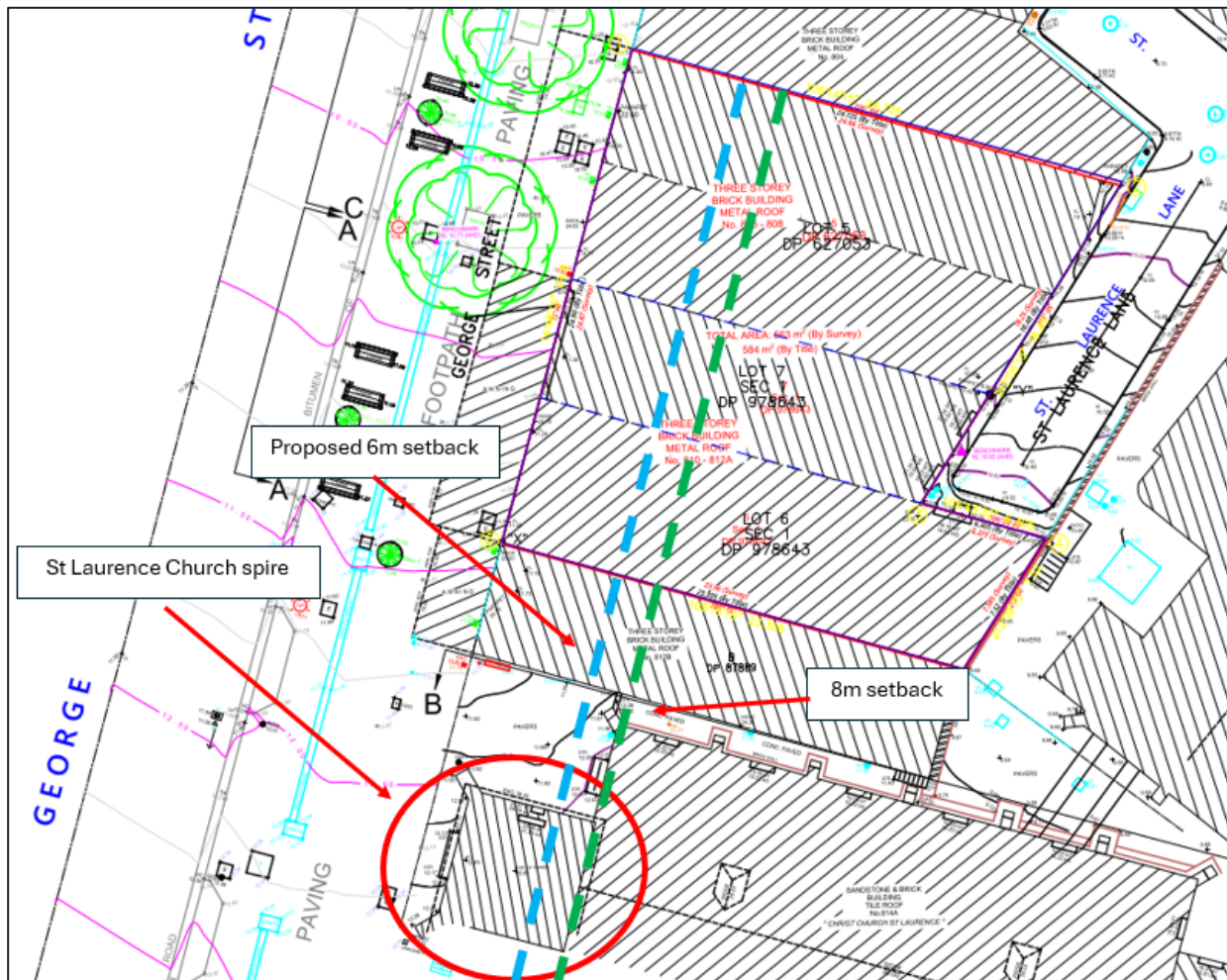
- The site is identified as being subject to flooding
- Proposal does not comply with a flood planning level of 1% AEP + 500mm or PMF, whichever is the higher.
- Consent cannot therefore be granted pursuant to Clause 5.21 of the SLEP 2012

Contamination

- Proposal involves substantial excavation for the basement level and lift shafts
- A PESI was submitted, which recommends that a DESI be undertaken prior to demolition
- A DESI has not been submitted
- Council is not satisfied that the land is suitable, or that remediation measures can be undertaken for the site to be made suitable for the proposed uses in accordance with the SEPP (Resilience and Hazards) 2021

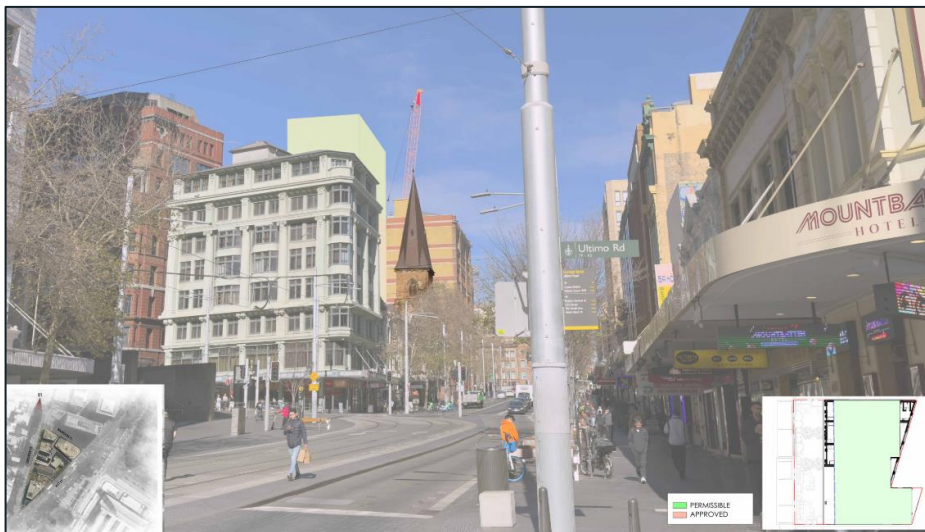
Setback above street frontage height

- The site is located within the Haymarket/ Chinatown Special Character Area
- DCP requires a minimum setback of 8m above the street frontage height to George St
- The proposal provides a 6m setback from Levels 4 and above, with the southern portion of the building providing 10m setback on Levels 7-14
- The 6m setback would likely impact on the visual significance and setting of the neighbouring Christ Church St Laurence

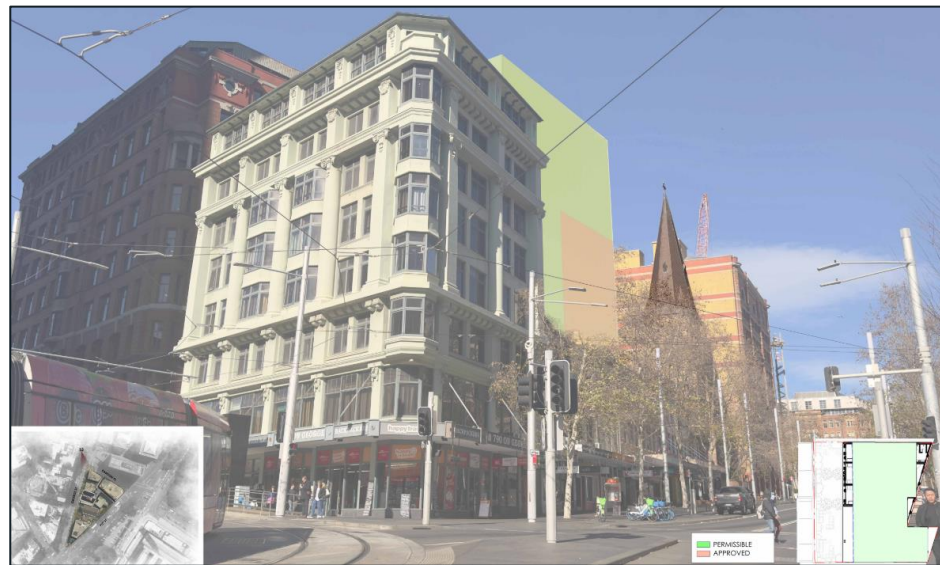


Site survey showing 6m and 8m setbacks from George St in relation to CCSL

View analysis depicting a compliant building envelope, looking south along George St from the intersection with Ultimo Rd

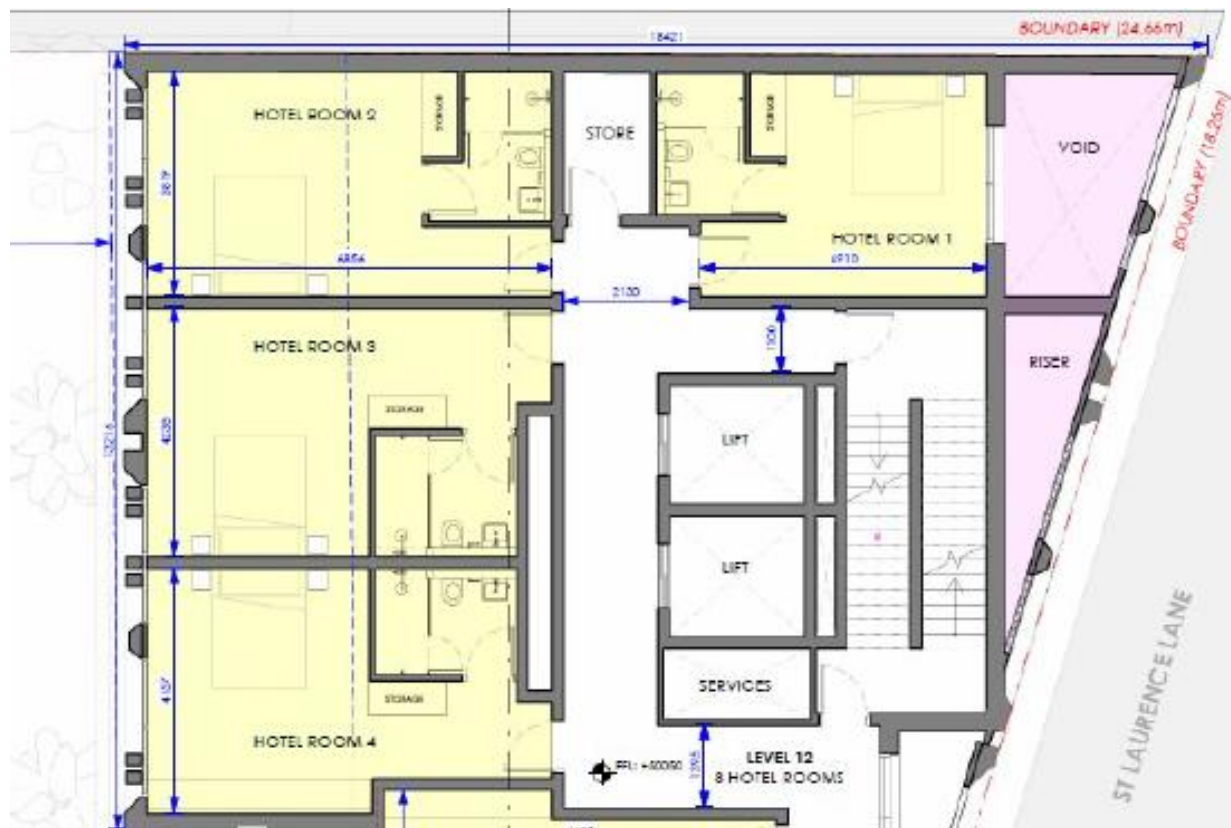


View analysis depicting a compliant building envelope, looking south along George St



Internal Amenity

- Substantial non-compliances with DCP controls
- Significant shortfall in communal recreational areas (80 sqm)
- Poor amenity to internal corridors
- Solar heat gain and visual privacy concerns from large glazed panels
- Noise and light spill issues from common areas and services close to bedrooms



Level 12 plan highlighting the area of void and risers

Design Issues

- New building is poorly integrated with the retained George Street façade
- Ground floor shopfronts and building services do not provide an appropriate interface with the public domain
- Proposal does not adequately address Crime Prevention Through Environmental Design
- Proposal does not provide sufficient bike parking and service vehicle spaces



Proposed shopfront

Insufficient information

- Acoustic report does not sufficiently address noise impacts from the bars
- Wind report does not address wind impacts from upper level terraces
- Insufficient structural information
- Plan of management contradicts acoustic report and does not adequately address use of the bars

Recommendation

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- The application does not adequately address the flooding risk of the site.
- The proposed development fails to exhibit “design excellence” pursuant to clause 6.21C of the Sydney LEP 2012

Recommendation

Refusal