

Attachment D

Submissions

From: Paul Gallant <[REDACTED]> on behalf of Paul Gallant <[REDACTED]> <Paul Gallant <[REDACTED]>
Sent on: Sunday, November 23, 2025 12:06:59 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1144 - 96 Hay Street HAYMARKET NSW 2000 - Attention Adrian McKeown

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 accept this note as my objection to this proposal. The buildings in question whilst in some disrepair , are highly significant to both heritage and streetscape. Chinatown will not be Chinatown if this proposal proceeds.

The buildings should be retained and the streetscape preserved

Rgds

Paul Gallant

From: Rebecca Duong <[REDACTED]> on behalf of Rebecca Duong

<[REDACTED]> <Rebecca Duong <[REDACTED]>

Sent on: Friday, November 28, 2025 1:15:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1144 - 96 Hay Street HAYMARKET NSW 2000 - Attention Adrian McKeown

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,

We are writing this email to express our concerns with regards to the proposed development of the construction of a new 16 storey tower,

We are strongly against having such a development built in such close proximity to our apartment. As we reside at unit 908/88 Hay Street Haymarket, on the top floor. This development will block our views, and this was a sole reason we purchased our property to begin with. This development will impose on our privacy and impact our property value. The proposed development will only be 1 property adjacent to ours. It will severely change the entire demographic of what we know as China Town. There will be increased noise and Haymarket is already a densely populated area.

Thank you for your time in this matter.

Kind regards

Rebecca Duong

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From: john duong <[REDACTED]> on behalf of john duong <[REDACTED]>
<[REDACTED]>
Sent on: Friday, November 28, 2025 1:18:07 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1144 - 96 Hay Street HAYMARKET NSW 2000 - Attention Adrian McKeown

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

Dear City of Sydney Planning Team,

I am writing to formally express my strong objection to the proposed apartment development in Haymarket. While I understand the city's need for growth, this particular project raises significant concerns relating to amenity loss, environmental disruption, and overdevelopment in an already densely populated precinct.

1. Severe Loss of Amenity and Natural Light

The proposed development will directly block the existing line of sight, natural light, and ventilation currently available to surrounding residences. Haymarket is already characterized by closely spaced buildings, and any further increase in bulk and height will materially diminish residents' quality of life.

The planned structure dramatically exceeds what is reasonable for the area's carrying capacity.

2. Environmental Disruption – Local Wildlife Impact

Our building currently provides habitat and perching space for a number of urban bird species, including local vultures/kites (adjust if needed). The proposed construction would remove an important resting and observation point that these birds rely on. High-rise developments can significantly disrupt urban ecosystem patterns, especially flight paths and feeding behaviours.

Sydney has made strong commitments to biodiversity and sustainable urban design, and allowing this project to proceed contradicts these priorities by further erasing the few remaining micro-habitats in the CBD.

3. Increased Noise, Congestion, and Safety Risks

Haymarket is already facing intense pressure from:

heavy foot traffic

ongoing construction works

high vehicle congestion

limited open space

Adding another major residential tower will amplify noise pollution, reduce pedestrian safety, and escalate demand on local infrastructure that is already strained.

4. Overdevelopment Concerns

This proposal reflects a pattern of excessive densification in the Haymarket precinct. Without stricter controls on building height, shadow impact, and spacing, the area risks becoming overcrowded and architecturally inconsistent.

The City of Sydney's own planning principles stress the importance of preserving sightlines, solar access, and green corridors—this development directly undermines all three.

Request for Action

I respectfully urge the City of Sydney to:

reject the current proposal in its existing form, or

require significant amendments that reduce height, massing, and environmental impact, preserving both the liveability of current residents and the ecological balance of the area.

I appreciate your attention to this matter and trust that the City will uphold its commitment to thoughtful, sustainable, and community-focused planning.

Kind regards,

John Duong

908/88 Hay street Haymarket 2000

From: Kelvin Wong <[REDACTED]> on behalf of Kelvin Wong <[REDACTED]> <Kelvin Wong <[REDACTED]>
Sent on: Monday, December 1, 2025 10:32:00 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1144 - 96 Hay Street HAYMARKET NSW 2000 - Attention Adrian McKeown

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

Hi Adrian,

I am writing as a current owner and resident living in the Haymarket to formally object to the development application for the proposed high-rise building at 96 Hay Street HAYMARKET NSW 2000.

1. Loss of Existing Views and Natural Light

The height and bulk of the proposed structure would severely block existing views and reduce natural light for surrounding buildings. This will directly diminish the amenity and liveability of current homes, many of which were purchased with these views as a key consideration.

2. Increased Traffic Congestion

Additional residents, delivery vehicles, and visitors will place further strain on an already congested road network in the CBD. Current peak-hour traffic is already challenging, and the proposed development offers no practical solutions to manage the anticipated increase in vehicle movements.

3. Safety and Security Concerns

A significant surge in population density may lead to increased foot traffic and anonymous movement through previously quiet areas. This raises concerns about theft, property damage, and unprovoked incidents, particularly at night when access points and laneways are poorly monitored.

4. Detrimental Impact on Neighbourhood Character

The height and design of the building are inconsistent with the existing streetscape. Introducing another oversized tower risks overshadowing smaller heritage or low-rise buildings and eroding the character that currently defines this part of the CBD.

5. Construction Impacts

Extended construction periods will likely result in significant noise pollution, dust, reduced air quality, and road closures. For residents living in very close proximity, this will have a substantial and prolonged negative effect on daily life.

For these reasons, I strongly urge the council to reject the development application or request substantial amendments that meaningfully address these concerns.

Thank you for considering the views of the existing community. I would appreciate being kept informed of any updates regarding this proposal.

Kelvin

From: alan sauran <[REDACTED]> on behalf of alan sauran <[REDACTED]> <alan sauran <[REDACTED]>
Sent on: Saturday, December 6, 2025 7:32:24 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2025/1144. Site Address. 96, 98, 100 Hay St, Haymarket NSW 2000

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Identifying information

I wish my street address to be kept private

Bill MacKay
Manager Planning Assessments
City of Sydney

D/2025/1144. Site Address. 96, 98, 100 Hay St, Haymarket NSW 2000

I object to the DA on the following grounds.

The following false statement appears on pages 22-23 of the Clause 4.6 Variation Request:

"In terms of potential impacts on the adjoining buildings with frontage to Hay Street, and buildings on the opposite side of Hay Street to the south, given the tall buildings to the north of the subject site, Hay Street and these buildings opposite (including the large commercial Paddys Markets building) are already significantly overshadowed in the mid-winter period, with only limited additional overshadowing created by the proposed mixed-use building. The proposed height exceedance contributes only a minor extent to this impact."

According to the 21 June at 12 noon overshadowing diagram on page 22 of the same document, the above statement is mistaken. The proposed new development is the sole cause of the 12 noon overshadowing of the podium area of the residential building at The Peak apartments, 2 Quay St, Haymarket. This area contains a communal garden and recreation facilities used by residents and guests of the 377 apartments in The Peak. If the new development proceeds without modification, and in particular if it reaches 50m height, there will be no time of day on 21 June in which the podium area isn't overshadowed by one or more buildings.

I therefore submit that not only should the new development not be allowed to exceed 50m height; it shouldn't be approved to be of a height which overshadows the Peak's podium area at 12 noon on 21 June.

Additional shadow modelling is required to calculate what lower height that would be.

Alan Sauran
[REDACTED] Quay St, Haymarket

From: Vivien Tang <[REDACTED]> on behalf of Vivien Tang
<[REDACTED]> <Vivien Tang <[REDACTED]>
Sent on: Sunday, December 7, 2025 11:53:28 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1144 - 96 Hay Street HAYMARKET NSW 2000 - Attention Adrian McKeown
Attachments: Objection_D20251144_96HaySt.pdf (227.06 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 Assessing Officer,

Please find attached my formal objection to D/2025/1144 for 96 Hay Street, Haymarket.

I am the owner and resident of 88 Hay Street, approximately 50 metres west of the site. My building is 9 storeys and all east-facing apartments (Levels 1-9) rely solely on morning sunlight. The proposed 16-storey tower directly east of us will significantly reduce or eliminate this solar access.

As set out in my attached submission, the DA:

- Fails to assess overshadowing impacts on my building, contrary to SDCP 2012, the ADG and SEPP Housing 2021
- Relies on a Clause 4.6 height variation that is not properly justified
- Results in substantial heritage and character loss in Chinatown/Haymarket
- Provides inadequate sustainability measures
- Proceeds on preliminary geotechnical advice and a preliminary CMP which do not address key risks to neighbouring buildings.

For these reasons, I request that the City of Sydney refuse the DA in full.

Please confirm receipt of my submission and include me in any future notifications or reports relating to this application. Thank you.

Kind regards,
Vivien Tang

Vivien Tang

88 Hay Street

Haymarket NSW 2000

7 December 2025

Formal Objection – D/2025/1144, 96 Hay Street Haymarket (REFUSAL REQUESTED)

Dear Assessing Officer,

I am the owner and resident of 88 Hay Street, located approximately 50 metres west of the subject site. My building is 9 storeys, and every east-facing dwelling from Levels 1–9 relies entirely on morning sunlight. The proposed 16-storey tower directly east of us will eliminate or severely reduce this essential sunlight. The DA documents do not assess this impact.

Based on evidence contained within the DA itself and the relevant statutory controls, I respectfully request that the City of Sydney REFUSE the development application in full.

1. Overshadowing omission – DA evidence and government controls

The DA repeatedly discusses overshadowing impacts only in relation to buildings and public domain to the south, south-east and south-west. It does not properly assess the overshadowing of existing residential buildings directly west of the site, including my 9-storey building at 88 Hay Street, despite it being the primary overshadowed receiver in the morning sun path.

Government requirements

Sydney Development Control Plan (SDCP) 2012 – Solar access

“New development must not reduce the solar access of existing development below a minimum of 2 hours of sunlight between 9am and 3pm at mid-winter.”

“Development applications are to include diagrams that show the shadow impact of the proposal at 9am, 12 noon and 3pm at mid-winter on adjoining properties.”

(SDCP 2012, Section 4.2.2 Solar Access, p.23)

Apartment Design Guide (ADG)

“The design of the building must consider the overshadowing of neighbouring properties to ensure reasonable amenity is maintained.”

(ADG, Section 3.2.1 Solar and daylight access)

SEPP (Housing) 2021

“Development must demonstrate that overshadowing of existing dwellings has been minimised and does not result in unreasonable loss of sunlight.”

(SEPP Housing 2021, Solar Access principles)

DA evidence

- The Clause 4.6 Height Variation report describes overshadowing as affecting “buildings and the public domain to the south, south-east and south-west”, and relies on this to argue the height breach causes only “minor” additional impact. It does not identify or quantify overshadowing to 88 Hay Street or any other residential receivers to the west.
- The Statement of Environmental Effects (SEE) discusses solar access in general terms and focuses on proposed apartments, without providing the required mid-winter shadow diagrams for my building.
- The shadow diagrams submitted with the DA do not clearly assess solar access loss to 88 Hay Street, even though it lies directly west and has east-facing only apartments.

As a result, the DA fails to demonstrate compliance with SDCP, ADG and SEPP requirements for protecting solar access to existing dwellings, and completely omits the impact on an entire existing 9-storey residential building.

2. Height breach (Clause 4.6) – inconsistent and unjustified

The proposal exceeds the 50m maximum building height under the Sydney LEP 2012. The Clause 4.6 variation request states that the tower reaches approximately RL 54.87m, representing a significant departure from the height standard.

The justification depends heavily on the claim that environmental impacts, including overshadowing, are “minor” and acceptable. That conclusion is not reliable, because the overshadowing assessment has not considered 88 Hay Street or other west-facing residential buildings.

Government requirements

Sydney LEP 2012 – Building height objective

“To ensure that the height of buildings is appropriate to the character, amenity and environmental capacity of the site and its surrounding area.”

(Sydney LEP 2012, Clause 4.3(1)(a))

Clause 4.6 of the LEP requires that:

1. Compliance with the development standard is unreasonable or unnecessary in the circumstances; and
2. There are sufficient environmental planning grounds to justify contravening the standard, including that the proposal will not result in unacceptable adverse impacts.

DA evidence

- The Clause 4.6 report contends that the additional height will not cause unacceptable impacts, on the basis that overshadowing allegedly falls on areas “already overshadowed” to the south.
- Because overshadowing of 88 Hay Street or other west-facing residential buildings is not assessed at all, the report does not demonstrate that the increased height has no significant adverse impact on existing residential amenity.

A 16-storey building directly east of a 9-storey residential building, removing or significantly reducing its morning sunlight, is not consistent with the LEP objective of protecting amenity. The variation request therefore does not satisfy the Clause 4.6 tests and should not be supported.

3. Heritage demolition / facadism

The site forms part of the former Municipal Markets complex and the DA acknowledges that 90–100 Hay Street is subject to a planning proposal to be listed as a local heritage item under Sydney LEP 2012.

Government requirements

SDCP 2012 – Chinatown / Haymarket Special Character Area

“Development is to maintain the low-scale traditional character and reinforce the fine grain pattern of buildings in Chinatown.”

(SDCP 2012, Chinatown and Haymarket character controls)

DA evidence

- The DA’s Reflectivity Assessment and design documentation describe the works as “retention of the existing façades to Hay and Dixon Streets and demolition of all remaining non-heritage buildings on the site.”
- The Structural Engineering Report explains that the existing masonry walls will be temporarily propped and then tied to a new concrete frame, and explicitly notes that the existing walls will not be load-bearing in the final configuration.

In practical terms, the proposal amounts to facadism: the heritage building is reduced to a thin skin in front of a much taller tower. This outcome conflicts with the SDCP’s intent to maintain low-scale traditional character and fine-grain built form in Chinatown and undermines the purpose of the proposed heritage listing.

4. Sustainability failure (rainwater, WSUD, greening)

Despite extensive discussion of environmental performance, the City of Sydney design for environmental performance documentation for this DA confirms that no meaningful on-site water or greening measures are provided.

Government requirements

SDCP 2012 – Water Management

“Development is to incorporate water sensitive urban design measures to improve stormwater quality and reduce potable water use.”

(SDCP 2012, Section 3.7 Water Management)

DA evidence

- The Design for Environmental Performance Report states that there is no on-site rainwater or stormwater storage capacity, no rainwater reuse and no greywater reuse.
- It confirms that no WSUD elements (such as raingardens or bio-retention systems) are provided on this constrained CBD site.
- The documents also acknowledge there is effectively no deep soil zone, and planting is limited to small areas on podium levels.

For a 16-storey residential tower in a dense CBD environment, seeking a variation to the maximum height, this level of environmental response is inadequate and falls well short of the City’s stated sustainability objectives.

5. Geotechnical gaps

The geotechnical advice submitted with the DA is expressly preliminary and warns that it is not suitable as the basis for final design.

DA evidence

- The Preliminary Geotechnical Assessment describes itself as “preliminary advice prior to intrusive geotechnical investigations” and recommends detailed subsurface investigations, including cored boreholes and groundwater monitoring, be undertaken before final design.
- It specifically recommends that the final design should not be carried out based only on the current preliminary report.
- A follow-up letter of advice notes that drilling on site had to be halted after refusal at shallow depth, forcing the assessment to rely heavily on desktop information for this DA.
- The SEE itself acknowledges that foundation conditions of adjoining properties are a key issue.

Approving a deep excavation and piled structure close to existing residential and heritage buildings, while detailed ground conditions are still unknown, presents unacceptable risk in terms of settlement, vibration and structural movement.

6. Construction impacts

The Preliminary Construction Management Plan (CMP) confirms that it is a preliminary document which will be updated later in response to authority requirements and detailed design. It outlines a multi-year construction program including façade works, demolition, bulk excavation, structural frame erection and fit-out, with construction vehicle access via Hay Street.

DA evidence

- The CMP indicates that detailed demolition and excavation methodologies are still “to be determined”, and further geotechnical investigation is required before finalising excavation and retention systems.
- Access for construction vehicles is proposed from Hay Street, which is already heavily used by residents, businesses, tourists and light rail.
- The Acid Sulfate Soil Management Plan and SEE acknowledge that works below natural ground present environmental risks, requiring careful management during redevelopment.

Given the acknowledged complexity of the ground conditions, the presence of potential acid sulfate soils, the need to retain heritage façades, and the close proximity of existing residential buildings, a multi-year demolition and excavation program accessed via Hay Street will have major amenity impacts. The CMP does not yet provide detailed, site-specific controls for vibration, settlement, noise and traffic affecting neighbouring residential buildings.

Requested outcome – refusal only

In summary, the proposal:

- Fails to assess or protect solar access for an entire 9-storey residential building at 88 Hay Street or other west-facing residential buildings;
- Relies on a Clause 4.6 height variation that is not adequately justified and conflicts with LEP objectives;
- Demolishes almost all heritage fabric behind retained façades, contrary to Chinatown/Haymarket character controls;
- Provides no on-site rainwater reuse, WSUD or meaningful deep soil greening despite significant intensification;
- Proceeds on the basis of preliminary geotechnical information explicitly not suitable for final design; and
- Defers critical construction impact details to later stages, despite the sensitivity of the site and surrounding neighbourhood.

For these reasons, I respectfully submit that the only appropriate planning outcome is refusal of D/2025/1144. No reasonable modification can resolve the fundamental overshadowing, amenity, heritage and environmental problems inherent in inserting a 16-storey tower in this location.

Yours sincerely,

Vivien Tang

From: Ashitha Razzak <[REDACTED]> on behalf of Ashitha Razzak
<[REDACTED]> <Ashitha.Razzak@[REDACTED]>
Sent on: Friday, December 12, 2025 12:34:55 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: D/2025/1144 Objection to 96 Hay St Haymarket Attn: Adrian McKeown

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

Hi

As a resident of [REDACTED] would also like to object to this proposed development for all the reasons my neighbour has already mentioned.

As a resident of the Peak apartments I agree fully that this proposed development will further reduce access to the direct and ambient light to our building. The area Vaughn mentions is a key component of my lifestyle with my little garden and where I go for a breather on a hard day and where we the residents of this building gather a community together and connect.

Thanks

Ashitha
2311, 2 quay St, Haymarket NSW 2000, Australia

On Fri, 12 Dec 2025, 12:20 Vaughn de Vocht, <[REDACTED]> wrote:
Attn: Adrian McKeown

Dear Sir,

Given that the closing date for submissions is **Monday 15th December 2025**, we wanted to lodge this formal objection with you ASAP.

My wife and I have been owner/occupiers of The Peak Apartments SP54036 since 2001 and live directly opposite the proposed development at [96-100 Hay St](#).

The developers Clause 4.6 variation requests a height allowance of 54.87m, exceeding the 50m limit. Most importantly, the overshadowing of our level 6 Recreational Facilities in Winter is very significant (see diagrams).

Our Children's playground, BBQ area and Jogging track are completely overshadowed at 9am in winter which also reduces direct and ambient light into our Pool and gym areas!

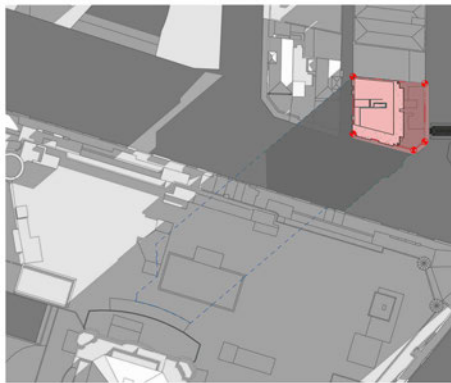
Therefore the following FALSE and factually wrong statement appears on pages 22-23 of the Clause 4.6 Variation Request eg.

"In terms of potential impacts on the adjoining buildings with frontage to Hay Street, and buildings on the opposite side of Hay Street to the south, given the tall buildings to the north of the subject site, Hay Street and these buildings opposite (including the large commercial Paddys Markets building) are already significantly overshadowed in the mid-winter period, with only limited additional overshadowing created by the proposed mixed-use building. The proposed height exceedance contributes only a minor extent to this impact."

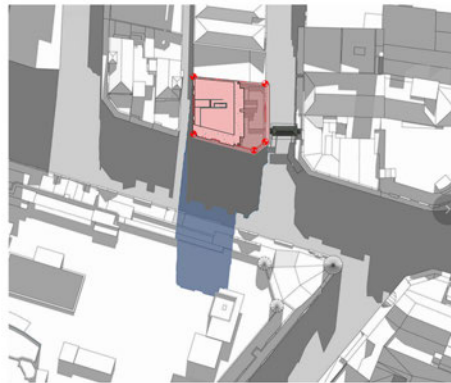
According to the 21 June at 12 noon overshadowing diagram on page 22 of the same document, the above statement is fundamentally WRONG.

The proposed new development is the sole cause of the 12 noon overshadowing of our level 6 Podium area of The Peak Apartments. This area contains a communal garden and recreation facilities used by residents and guests of the 377 apartments.

If the new development proceeds without modification, and in particular if it exceeds the 50m height guideline, there will be no time of day on 21 June in which the podium area isn't overshadowed by one or more buildings. We therefore submit that not only should the new development not be allowed to exceed 50m height; it should NOT be approved to be of a height which overshadows the Peak's podium area at all from 12 noon on 21 June. Additional shadow modelling is required to calculate what lower height that should be?



1 SHADOW DIAGRAM - JUNE 21 9AM



2 SHADOW DIAGRAM - JUNE 21 12PM

<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2600779>



Yours Sincerely,
Vaughn & Matilda de Vocht
2002 / [2 Quay St Haymarket](#) 2000

From: Vaughn de Vocht <[REDACTED]> on behalf of Vaughn de Vocht <[REDACTED]> <Vaughn de Vocht <[REDACTED]>
Sent on: Friday, December 12, 2025 12:20:19 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2025/1144 Objection to 96 Hay St Haymarket Attn: Adrian McKeown

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.

Attn: Adrian McKeown

Dear Sir,

Given that the closing date for submissions is **Monday 15th December 2025**, we wanted to lodge this formal objection with you ASAP.

My wife and I have been owner/occupiers of The Peak Apartments SP54036 since 2001 and live directly opposite the proposed development at 96-100 Hay St.

The developers Clause 4.6 variation requests a height allowance of 54.87m, exceeding the 50m limit. Most importantly, the overshadowing of our level 6 Recreational Facilities in Winter is very significant (see diagrams).

Our Children's playground, BBQ area and Jogging track are completely overshadowed at 9am in winter which also reduces direct and ambient light into our Pool and gym areas!

Therefore the following FALSE and factually wrong statement appears on pages 22-23 of the Clause 4.6 Variation Request eg.

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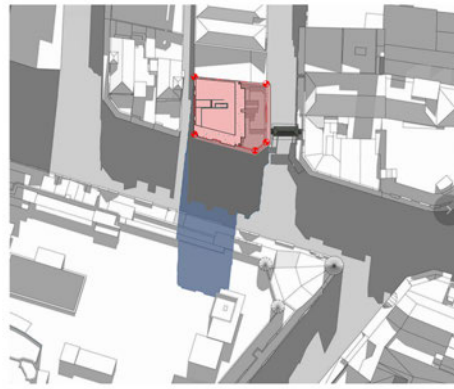
According to the 21 June at 12 noon overshadowing diagram on page 22 of the same document, the above statement is fundamentally WRONG.

The proposed new development is the sole cause of the 12 noon overshadowing of our level 6 Podium area of The Peak Apartments. This area contains a communal garden and recreation facilities used by residents and guests of the 377 apartments.

If the new development proceeds without modification, and in particular if it exceeds the 50m height guideline, there will be no time of day on 21 June in which the podium area isn't overshadowed by one or more buildings. We therefore submit that not only should the new development not be allowed to exceed 50m height; it should NOT be approved to be of a height which overshadows the Peak's podium area at all from 12 noon on 21 June. Additional shadow modelling is required to calculate what lower height that should be?



1 SHADOW DIAGRAM - JUNE 21 9AM



2 SHADOW DIAGRAM - JUNE 21 12PM

<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2600779>



Yours Sincerely,
 Vaughn & Matilda de Vocht
 2002 / 2 Quay St Haymarket 2000

From: [REDACTED]

Sent on: Friday, December 12, 2025 9:08:16 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2025/1144 Objection to 96 Hay St Haymarket Attn: Adrian McKeown guy

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.

Attn: Adrian McKeown

Dear Adrian,

I am writing as an owner-resident of the same building from 1998 in The City of Sydney to formally lodge an objection regarding the proposed development at 96-100 Hay St.

As a long-time property owner in the area, my family has a deep interest in ensuring the ongoing livability and aesthetic integrity of our neighbourhood. We are particularly concerned about the significant impacts this proposed development will have on the local environment, community, and the quality of life for surrounding residents, especially in light of recent decisions made by the Council regarding public spaces and urban planning.

1. Loss of Natural Light and the Conflict with Recent Urban Design Decisions

I find it especially troubling that the same authorities that allowed the removal of trees along Dixon St to "open up more light" are now supporting a development that would block that very light in the name of an oversized building. The logic behind removing those trees was to improve the access to natural sunlight for the area. Yet, this proposal seeks to undermine that initiative by pushing for an extra-tall structure that would exceed the prescribed height limits and cast shadows over a wide area.

This seems contradictory and short-sighted. Why invest in opening up spaces for light if they are then immediately going to be overshadowed by an even taller building?

I strongly urge the Council to reconsider how these two competing interests, more sunlight and more building height, are being balanced in the planning process.

2. Impact on Community and Public Space

Our neighbourhood is already feeling the pressure of increasing development, with growing concerns around overcrowding, limited public open space, and access to light. The proposed building will exacerbate this problem.

The lack of open spaces in the area is already a significant issue, and the addition of such a large structure would only worsen this. Not only will the building further crowd the space, but it will also contribute to a more oppressive environment by blocking sunlight from public areas.

3. Overshadowing and Reduced Quality of Life

In addition to the impact on natural light, I am concerned about the environmental consequences of this development. Trees and open spaces are critical to mitigating the urban heat island effect, improving air quality, and maintaining local biodiversity. The increased shading and loss of green space would harm the area's environmental health.

I urge the Council to consider incorporating green infrastructure and sustainable design elements into this development to mitigate the negative effects on the surrounding environment.

Our building, in particular, is significantly impacted by the overshadowing that this new development will cause. For

example, the proposal to exceed the 50m height limit will result in a shadow falling across our communal garden, recreational spaces, and children's playground, particularly in winter months. These areas are essential for the well-being and quality of life for the residents, including families and children.

The statement in the Clause 4.6 Variation Request that "the proposed height exceedance contributes only a minor extent to this impact" is, frankly, inaccurate. The proposed development is the *sole* cause of the overshadowing of our communal podium area, which includes a children's playground, BBQ area, and jogging track. The winter shadows, especially at 9am, will have a significant impact on these spaces, making them less usable and less enjoyable for residents.

Moreover, the reduction in natural light in our pool and gym areas will also diminish the quality of life for residents who rely on these facilities for their health and well-being.

4. Request for Modifications and Additional Modelling

We strongly believe that the proposed height exceeds what is acceptable for the site. Given the serious impacts of overshadowing, particularly on our communal spaces, we respectfully request that the development be scaled back to ensure that the podium area of The Peak Apartments is not overshadowed at all during the midday period on 21 June.

Additionally, we ask for further shadow modelling to determine the specific height limit that would avoid overshadowing and preserve natural light for all residents in the area.

5. Setting a Precedent for Future Developments:

Approving this height exceedance could set a troubling precedent for future developments in the area, encouraging other developers to bypass height restrictions, which shouldn't be allowed. It would lead to even more overshadowing, crowding, and a diminished quality of life for everyone in the neighbourhood.

While we appreciate the need for development in our city, it is crucial that we consider the long-term impacts on the community and the environment. This development should not proceed without significant modifications to address the issues of overshadowing, overcrowding, and the loss of open space. Please consider areas with less density for further development and expansion instead.

Thank you for your attention to these important concerns.

Yours sincerely,



Long time owner-resident in City of Sydney

From: Chris Wong <[REDACTED]> on behalf of Chris Wong

<[REDACTED]> <Chris Wong <[REDACTED]>

Sent on: Monday, December 15, 2025 4:28:01 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1144 - 96 Hay St HAYMARKET NSW 2000

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.

Attention

Adrian McKeown

Given the amazing public transport options surrounding this location, I support the omission of on-site parking for this development. There are not enough space for driveway and car park ramp, anyway.

Along Kimber Lane, bins and other objects frequently (constantly?) occupy and reduce the Lane's width. Therefore it is unrealistic to expect even a B99 Van to travel along this Lane.

Instead council should provide off peak loading zone along Hay St to service the proposed development.

Chris