

Attachment D

Submissions

From: Bonny Morlak <[REDACTED]> on behalf of Bonny Morlak
<[REDACTED]> <Bonny Morlak <[REDACTED]>

Sent on: Friday, January 2, 2026 1:52:26 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid

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City of Sydney

I am a resident living directly adjacent to the proposed development, on the 4th floor of the neighbouring building. I am generally supportive of thoughtful urban development, however I have significant concerns about cumulative construction impacts, building scale, and how this proposal will integrate with the existing residential environment.

1. Cumulative construction impact (noise, dust, amenity)

Over the past years, residents in this immediate area have experienced sustained disruption from multiple major construction projects. Our own building underwent extensive renovations for more than ten months. Canva is currently constructing a new headquarters across the street, and News Corp is also undertaking significant renovation works. The combined effect has been prolonged noise, dust, vibration, and general loss of residential amenity.

Given this context, I am concerned about the additional burden created by demolition and rebuilding under this application. I request clear and enforceable details on:

- Noise mitigation measures during demolition and construction
- Dust control and air quality management
- Site cleanliness, debris containment, and vehicle movements
- Ongoing communication with neighbouring residents

Residents have already absorbed a disproportionate level of disruption, and this proposal should acknowledge and respond to that reality.

2. Construction hours, especially early mornings and weekends

Early start times and weekend works are a major concern. Nearby developments, including the Canva site, regularly conduct loud works on Saturdays, which has had a significant negative impact on residents' wellbeing.

While I understand standard construction hours, I question whether they are appropriate in this highly residential context, especially given the cumulative impact of multiple concurrent projects. Many residents would find works limited to approximately 8am–4pm on weekdays far more tolerable. A 7am start and Saturday works significantly erode any remaining quiet time and recovery from weekday noise.

I ask the City to consider imposing stricter conditions on:

- Early morning works
- Saturday works involving high-noise activities
- Any out-of-hours exemptions

If possible, I strongly support restricting loud works to times when most residents are likely to be at work, to preserve a basic level of residential amenity.

3. Building height and relationship to neighbouring roof terraces

I seek clarification on why the proposed building needs to be two storeys higher than our existing roof terrace. This additional height materially affects outlook, perceived scale, and the character of the immediate environment.

In particular, I request further detail on:

- The design treatment of the elevation facing our roof terrace
- How overshadowing, visual bulk, and loss of outlook are being mitigated
- In what way the building is intended to blend organically and pleasantly into the existing rooftop landscape

At present, the proposal appears visually dominant and already compromises views. I am concerned that insufficient attention has been given to how this building will be experienced from neighbouring residential spaces, not just from the street.

4. Commercial uses at ground level

I would also appreciate clarity on the intended commercial uses. Specifically:

- What types of shops or commercial activities are envisaged
- Whether these uses will generate additional noise, deliveries, or late trading
- How impacts on nearby residents will be managed

The nature of the commercial tenancy will materially affect livability for adjacent residents and should be clearly defined.

Conclusion

I am not opposed to development in principle. However, given the intense and prolonged construction activity already affecting this area, I believe this application requires stronger conditions and clearer justification, particularly around construction impacts, height, design integration, and ongoing amenity for neighbours.

I respectfully request that the City carefully consider these issues and, where appropriate, impose conditions that meaningfully protect the rights of existing residents to a quiet, safe, and clean living environment.

Thank you for considering this submission.

Best,
Bonny

Bonny Morlak (he|him)


2nd floor, 63 Dixon St, Haymarket, Sydney, NSW 2000

I acknowledge the Traditional Custodians of the Country on which I work and pay my respects to Elders both past and present.

From: Matt Lippiatt <[REDACTED]> on behalf of Matt Lippiatt <[REDACTED]> <Matt Lippiatt <[REDACTED]>
Sent on: Wednesday, January 7, 2026 7:56:05 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid

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This submission is made by the owner of Unit 403 at 10–14 Cooper Street, an adjoining residential apartment directly affected by Development Application D/2025/1198 for 16–22 Cooper Street, Surry Hills.

I am not opposed to redevelopment of the site in principle and support high-quality, well-designed renewal in Surry Hills. My objection is limited to the scale and built form impacts of the proposal as currently designed, particularly at the south-west corner fronting Cooper Street, and the overall height exceedance sought under Clause 4.6.

The proposal presents as a full-height wall built hard to the boundary at the south-west corner, with no meaningful upper-level setback to manage bulk. This results in an unreasonable loss of outlook, sky view and daylight access to my Level 4 balcony, **replacing an open streetscape outlook with a near-field wall condition**. The outcome is inconsistent with the intent of the DCP street wall controls, Apartment Design Guide amenity principles (as a benchmark), and reasonable expectations of adjoining development.

Further, the proposal seeks to exceed the 27m LEP height control by up to 29.7m. This additional height compounds the bulk and amenity impacts at the immediate residential interface. In circumstances where alternative compliant design outcomes are achievable, the Clause 4.6 variation is not sufficiently justified.

I do not object to a development that mirrors the general profile of my building and finishes in line with my Level 4 balcony. I object to the building extending beyond that line and presenting as an unrelieved wall directly opposite my apartment.

I respectfully request that Council:

1. Refuse the application unless amended to introduce a meaningful upper-level setback or step at the Cooper Street south-west corner to reduce bulk and protect adjoining residential amenity; and
2. Refuse the Clause 4.6 height variation and require compliance with the 27m LEP height limit.

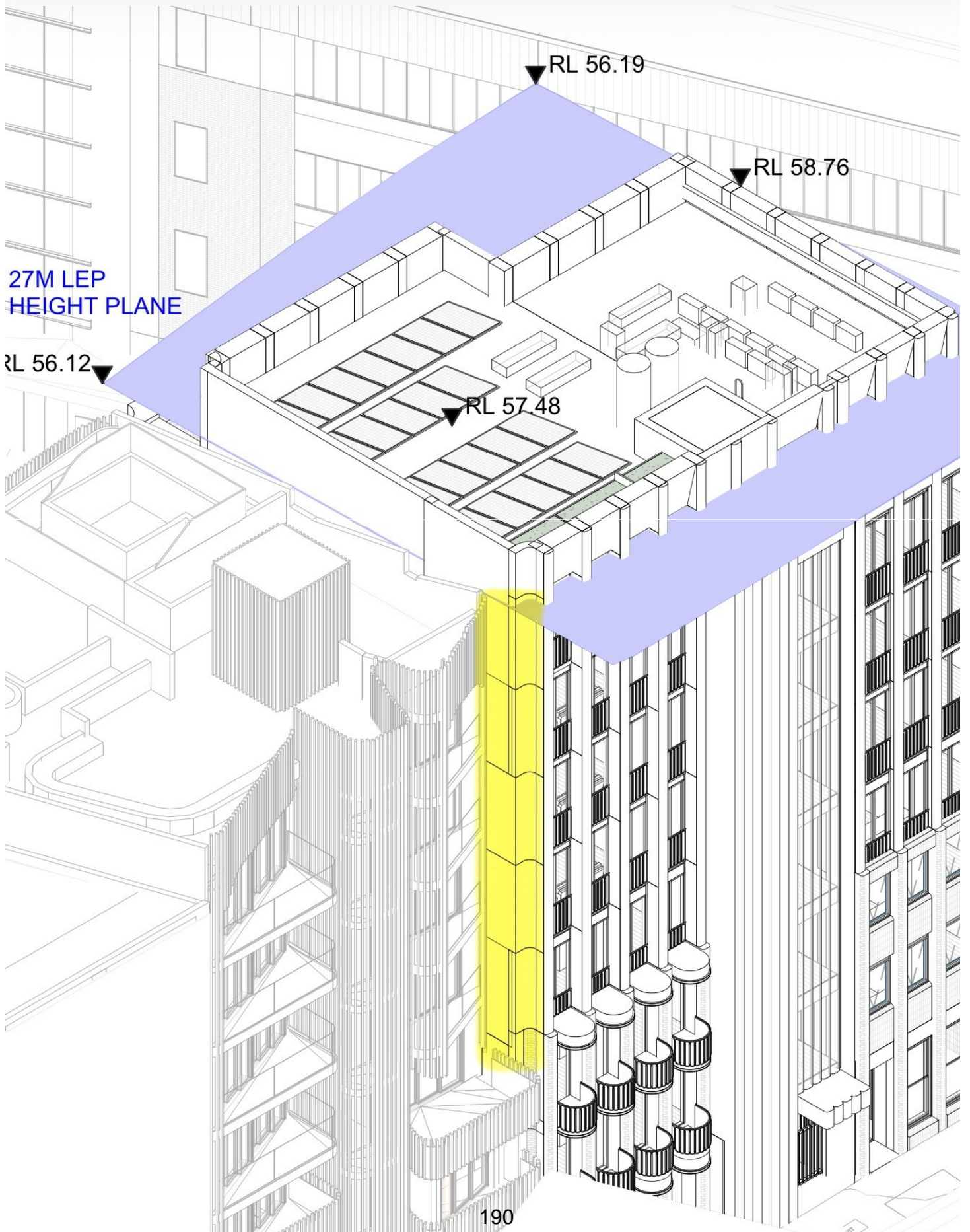
Alternatively, should Council be minded to consider approval, I request that further neighbour-specific impact analysis be required prior to determination, including verified visual, sky view, daylight and privacy impacts from Level 4 of 10–14 Cooper Street.

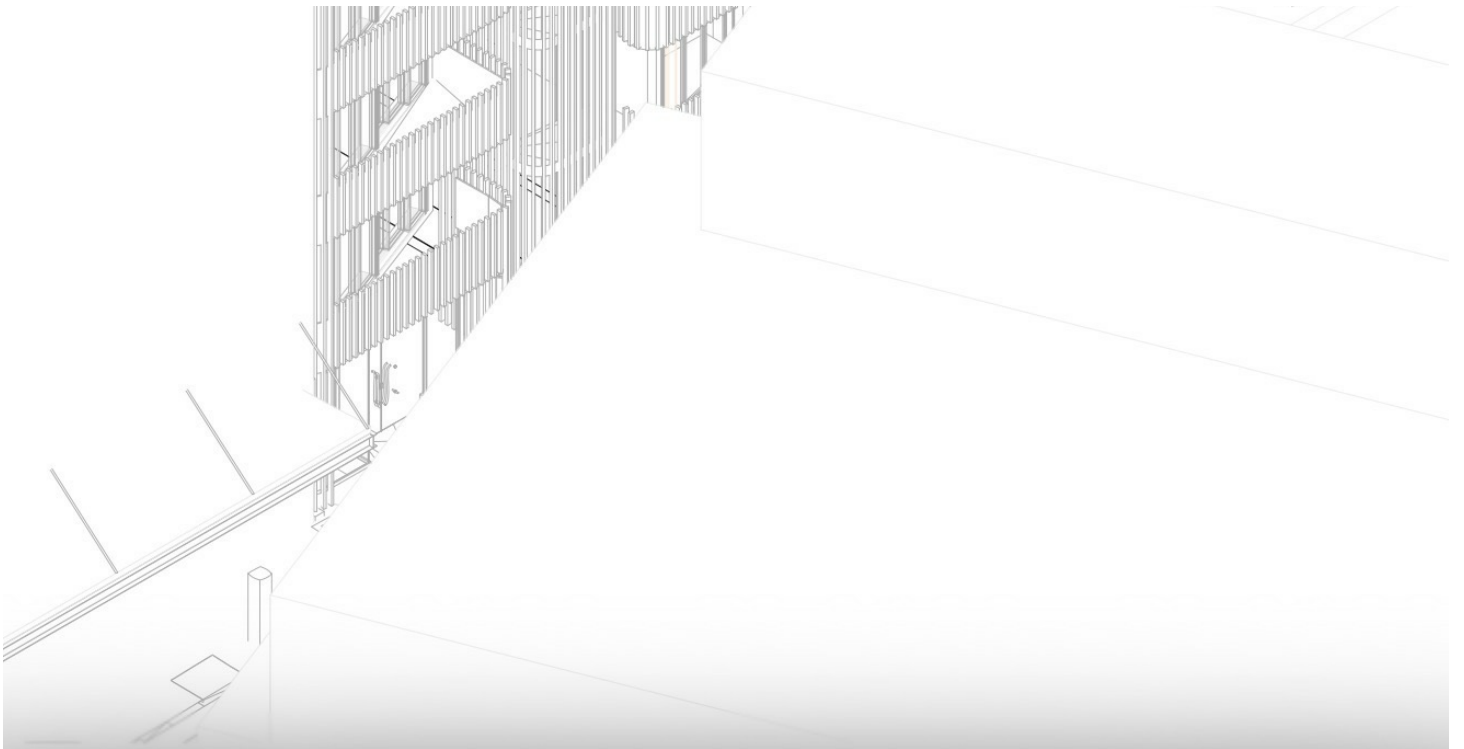
This submission does not seek to prevent redevelopment of the site. It seeks a better-balanced built form outcome that respects the amenity of adjoining residents and aligns with the intent of the City's planning controls.

The changes requested are reasonable, achievable, and consistent with established City of Sydney planning practice. I appreciate Council's consideration of this submission and would welcome the opportunity to discuss the impacts further if required.

Attachments:

1. Photos of impacted interface (south-west corner highlighted)
-

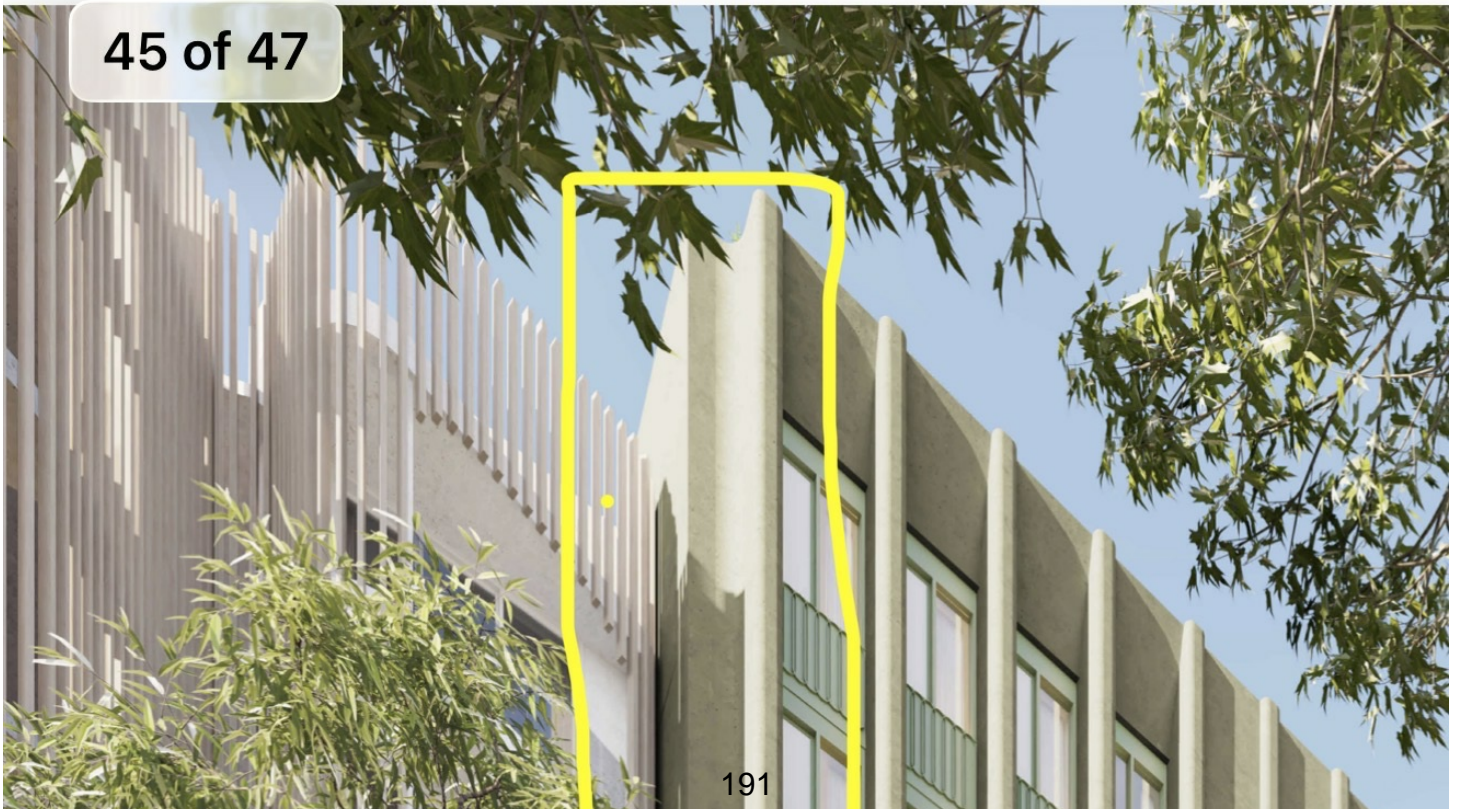




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45 of 47





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From: Adam Pillidge <[REDACTED]> on behalf of Adam Pillidge
<[REDACTED]> <Adam Pillidge <[REDACTED]>
Sent on: Saturday, January 10, 2026 10:29:25 AM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: D/2025/1198
Attachments: Screenshot 2026-01-10 at 7.14.19 am.png (1.95 MB)

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To Whom it May Concern,

I am writing to you in regards to DA D/2025/1198 located at 16-22 Cooper Street Surry Hills as a resident of 10-14 Cooper Street.

We note we provided comments on the previous DA D/2023/904 for the location. When reviewing the application we now see the previous DA which was approved for commercial usages has been amended to incorporate seven residential addresses in lieu of the commercial functions of the building.

To understand and provide further comments on the proposal could we please request confirmation that the Juliet balconies located on Levels one - three on the Cooper Street side of the building are full balconies or only windows which open for ventilation, I have provided an attached screenshot for ease of viewing.

Many Thanks,
Adam Pillidge



From: Chiara Amitrano <[REDACTED]> on behalf of Chiara Amitrano
<[REDACTED]> <Chiara Amitrano <[REDACTED]>

Sent on: Thursday, January 15, 2026 12:15:17 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid

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 Sir/Madam,

I write to lodge a formal objection to Development Application D/2025/1198, submitted by The Trustee for Riley St Developments Trust, for the site at 16–22 Cooper Street, Surry Hills NSW 2010, and to incorporate additional information contained within the applicant's own acoustic documentation.

This submission should be read as a consolidated objection and addendum, addressing both the identified construction noise non-compliance at my business Cafe and Cucina, located at 24 Cooper St, Surry Hills NSW 2010, (C1) and the inadequacy of the proposed mitigation measures relied upon by the applicant.

1. Unacceptable and Non-Compliant Construction Noise, Vibration, Dust Impacts
(Sydney DCP2012 – Section 3.10 Amenity; Section 3.4 Construction Management)

The applicant's Acoustic & Vibration Assessment – Construction Noise & Vibration Management Plan explicitly identifies Receiver C1 (my address / adjoining café) as non-compliant with the applicable construction noise criteria.

Table 6-3 of the report states:

- Predicted construction noise at C1: 78 dB LAeq (15 min)
- Standard hours criterion: 63 dB
- Highly noise-affected criterion: 75 dB
- Compliance outcome: No

This represents:

- An exceedance of 15 dB above the standard criterion, and
- An exceedance of 3 dB above even the relaxed "highly noise-affected" criterion

This is a material exceedance, not a marginal or technical breach. A 3 dB increase represents approximately double the acoustic energy, and a **15 dB exceedance is substantial**.

Importantly, this finding is made by the applicant's own expert consultant, not by an objector.

Additionally, the acoustic documentation relies on monitoring and compliance measures; however, the **example sound level meter calibration certificate provided is dated June 2023**. Best practice under IEC 61672 and NSW regulatory expectations requires annual laboratory calibration. As such, the *documentation does not demonstrate that monitoring equipment will be current or compliant at the time of works*, further undermining the reliability of the proposed mitigation framework

—

2. Obstruction and Disruption of Pedestrian Access

The café relies almost entirely on **pedestrian foot traffic and clear street-level visibility**.

Sydney DCP 2012 **Section 4.2.1 and 4.2.2 (Pedestrian Movement and Public Domain)** requires development to:

- Maintain safe, convenient, and continuous pedestrian access
- Protect active street frontages
- Avoid disruption to existing pedestrian desire lines

Any obstruction, narrowing, redirection, or visual masking of the café entrance during demolition or construction would:

-

Reduce customer access and visibility

- Deter walk-in trade

- Cause immediate and measurable financial loss

Prolonged disruption to pedestrian access effectively amounts to **temporary closure of the business**, which is an unreasonable outcome for an adjoining lawful use.

—

3. Adverse Economic Impact on an Existing Small Business

Sydney LEP 2012 **Clause 1.2 (Aims of Plan)** and **Clause 5.10 (Heritage Conservation – where applicable)** emphasise:

- Supporting economic vitality

- Encouraging active street frontages

- Protecting established local character and uses

Additionally, Sydney DCP 2012 **Section 2.1 and 3.9 (Local Character and Social Impact)** require consideration of:

- Economic impacts on existing businesses

- Social and economic sustainability of development outcomes

The café is an established contributor to:

- Local employment

- Street activation and passive surveillance

- The local economy and community life

The proposal places the **full economic burden of development** on an adjacent small business without adequate mitigation. A development that undermines the viability of an existing business in order to facilitate new development fails the test of **balanced and sustainable urban growth**.

—

4. Inadequate Construction Management Provisions

Sydney DCP 2012 **Section 3.4 (Construction Management Plans)** requires that development:

- Minimises disruption to adjoining uses

- Addresses noise, dust, access, and safety impacts

- Provides clear staging and mitigation measures

Based on the information available, the proposal lacks enforceable detail regarding:

- Guaranteed, uninterrupted pedestrian access to the café

- Noise and vibration limits appropriate for a hospitality use

- Construction hours that protect daytime trade

- Dust control suitable for a food preparation environment

- Staging that avoids prolonged frontage disruption

Without **specific, binding conditions**, the adverse impacts described above are not speculative — they are inevitable.

—

5. Request for Refusal or Substantial Amendment

For the reasons outlined, I submit that the Development Application should **not be approved in its current form**.


At a minimum, any approval must be subject to **strict and enforceable conditions**, including but not limited to:

- Continuous, clearly signed, and unobstructed pedestrian access to the café at all times
- Noise and vibration controls specifically calibrated for adjacent hospitality use
- Updated Noise and vibration report using recently calibrated equipment
- Restrictions on demolition and construction activities during peak trading hours
- Detailed construction staging plans addressing frontage impacts
- Ongoing monitoring, compliance, and enforcement mechanisms

Absent these measures, the proposal represents an **unreasonable and disproportionate impact** on a neighbouring small business and is inconsistent with the objectives of the Sydney LEP and Sydney DCP.

—
Thank you for considering this submission. I request that it be formally recorded and given full weight in the assessment of this Development Application.

Yours sincerely,
Francesco Amitrano
Owner
Cafe & Cucina


Sent from my iPhone

From: Sofia Logiuoco <[REDACTED]> on behalf of Sofia Logiuoco
<[REDACTED]> <Sofia Logiuoco <[REDACTED]>

Sent on: Friday, January 16, 2026 5:36:07 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid

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.

Urgent Concerns Regarding Ongoing Construction at 8 Cooper Street

Dear City Planners,

Since our move in September 2024, we have been forced to endure relentless construction noise and vibrations from surrounding developments. This situation has been completely unforeseen and has severely impacted our quality of life. The constant disturbances have caused significant stress, disrupted our sleep, and negatively affected our mental health, leaving us shocked and disheartened that we chose to live here.

Moreover, the news of additional construction projects only heightens our frustration, as we already pay a substantial weekly rent expecting peace and comfort. The continuous noise not only undermines our well-being but also diminishes the value of our living conditions. It is crucial that the city takes these impacts seriously and ensures that future developments do not compromise the health and peace of current residents.

We strongly urge the city to address these urgent concerns and to prioritize the well-being of all residents.

Thank you for your immediate attention.

Sincerely,

Sofia Logiuoco

104/8 Cooper Street, Surry Hills.

From: Ryan Thomson <[REDACTED]> on behalf of Ryan Thomson
<[REDACTED]> <Ryan Thomson <[REDACTED]>

Sent on: Saturday, January 17, 2026 4:06:42 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid

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.

Hello,

As a resident of 8 Cooper Street, I'm concerned about the cumulative impact of the proposed demolition and basement excavation at 16–22 Cooper Street. This comes after the extended period of defect remediation work already undertaken in our building. Furthermore, the high-risk construction activity immediately adjacent raises concerns about vibration, ground movement and the potential activation or creation of latent defects. I'm also worried about the duration and intensity of the works and whether the proposed mitigation measures adequately address these risks. I request that the Council carefully assess whether the proposal is a reasonable outcome for neighbouring properties given the existing conditions.

Kind regards,
Ryan Thomson

From: Lily Iqbal (Lily) <[REDACTED]> on behalf of Lily Iqbal (Lily)

<[REDACTED]> <Lily Iqbal (Lily) <[REDACTED]>

Sent on: Thursday, January 22, 2026 6:27:54 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid

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.

As a regular user of One Playground Pilates at 16 Cooper Street, I am concerned about the impacts of the proposed demolition and construction on the ongoing operation of this established local health and wellbeing facility.

Access to this studio has enabled me to manage and reduce an ongoing injury, supporting my ability to function at home, remain engaged at work, and participate in the community. Many other members also rely on this facility to maintain their physical health, manage injuries, and engage in regular exercise.

As an occupational therapist, I am particularly concerned that the prolonged displacement of this service imposes unnecessary barriers to accessibility and participation. Facilities that support regular, localised exercise play an important role in injury prevention, functional capacity, and health promotion, particularly for individuals managing pain, disability, or reduced mobility.

The scale and duration of the proposed demolition and basement excavation works would require the studio to cease operating at this location for an extended period, effectively displacing an established health-focused use with no clear provision for continuity or mitigation.

I ask you to carefully consider whether the cumulative amenity, accessibility, and health impacts of the proposal represent a reasonable outcome for the local community.

Kind Regards,

A long time member of One Playground

From: Stewart Doran <[REDACTED]> on behalf of Stewart Doran
<[REDACTED]> <Stewart Doran <[REDACTED]>
Sent on: Friday, January 23, 2026 1:41:58 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Hamaiel, Lil <[REDACTED]> Harley Lockhart <[REDACTED]>
Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid
Attachments: Letter_to_City_of_Sydney_D_2025_1198_230126_signed.pdf (2.2 MB)

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Hi Nick,

On behalf of NewsCorp Australia, please see attached submission in relation to D/2025/1198.

The attached submission outlines key matters for the City's consideration. If you could please confirm receipt, that would be greatly appreciated.

Should you require any further information, please reach out.

Thanks,
Stewart

Stewart Doran

Associate Director

d. [REDACTED]
m. [REDACTED]
e. [REDACTED]

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Inspiring and creating solutions
for a changing world.



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23 January 2026

Nick Reid – Specialist Planner
City of Sydney
Town Hall House, Level 2, 456 Kent Street
Sydney, NSW 2000
Via email: dasubmissions@cityofsydney.nsw.gov.au

Dear Nick,

D/2025/1198 – 16-22 Cooper Street, Surry Hills – Public Exhibition Submission

This letter has been prepared by NewsCorp Australia (NewsCorp), the owners of 2 Holt Street and 1-21 Holt Street, Surry Hills (being the NewsCorp Sydney Offices and adjacent private car park, respectively), in response to the proposed mixed-use development at 16-22 Cooper Street, Surry Hills, under D/2025/1198, which is currently on exhibition by the City of Sydney (Council) until 27 January 2026.

The Development Application (DA) seeks approval for:

Demolition of existing buildings, construction of an eight-storey mixed-use building over two levels of basement car parking, comprising of ground level retail and ten residential apartments at Level 1 to Level 7, landscaping and associated infrastructure, Stratum Subdivision into three Stratum lots and then Strata Subdivision of the Residential Stratum into ten Strata Lots.

This submission provides a formal objection to the proposed DA, on the basis that the proposed development is reliant on and may impact the future development of NewsCorp's car park site, as well as impact existing operations of the NewsCorp Holt Street Offices. The reasons for this objection are detailed below.

We hope these matters can be addressed during Council's assessment process to ensure neighbourhood amenity is considered and that the proposal does not generate any adverse environmental impacts.

Figure 1 overleaf illustrates NewsCorp's assets in relation to the subject DA

Figure 1 NewsCorp Assets in Relation to Subject Development (Source: Nearmap)



Issue 1: Solar Access and Relationship with 1-21 Holt Street (NewsCorp Car Park)

The proposed development appears to heavily rely on the continued availability of solar access afforded by the lack of built form on the NewsCorp car park (located north of the subject proposal), in order to achieve compliance with the Apartment Design Guide (ADG) solar access requirements.

A review of the exhibited architectural plans illustrates that apartments across each level utilise the north-facing aspect to achieve solar to private open space (balconies) and primary living rooms. In addition, communal open space and deep soil is located on the ground floor to this orientation. Refer extract of architectural plans in **Figure 2** below.

Figure 2 Ground Floor and Levels 02-03 Extract (source: SJB)



The ADG provides the following design criteria with respect to solar and daylight access:

4A Solar and daylight access

Objective 4A-1

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area...

In addition, the following is detailed for communal open space:

3D Communal and public open space

Objective 3D-1

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)

The applicant's Statement of Environmental Effects (SEE) details full compliance with the ADG objectives, with 100% of apartments and open space meeting these criteria. However, this assessment is undertaken on the assumption that the adjoining car park remains undeveloped in its current low-scale form. The DA documentation does not meaningfully acknowledge that the car park is a legitimate redevelopment site with potential to accommodate additional built form consistent with the LEP controls, primarily being a building height of 27m and an FSR of 4:1.

This omission is significant. If the car park were to be redeveloped in the future, the solar access currently relied upon by the proposed development could be reduced, potentially undermining the current level of ADG compliance. In practical terms, approval of a development that is designed around borrowed amenity from adjoining land creates a risk that future redevelopment of that land (in this case, the car park) would be constrained, either through pressure to increase setbacks, reduce height, or otherwise modify built form to preserve the amenity of the approved apartments at 16-22 Cooper Street.

Such an outcome would be inconsistent with established planning principles, which aim to ensure that developments are designed to be reasonably self-sufficient in amenity terms and not rely on the ongoing undeveloped state of neighbouring land. The current proposal appears to externalise these solar amenity requirements onto the car park site, with no clear mitigation strategy should that site be redeveloped.

Accordingly, the proposal's reliance on uninterrupted solar access across the car park site represents a risk to NewsCorp's asset and future development potential, without demonstration of ADG compliance through modelling of a reasonable built form outcome over the car park site.

This issue should be explicitly acknowledged and addressed in the design response and any consent, including through design amendments, revised modelling, or conditions that make clear that future redevelopment of the car park site is not to be constrained by the approved development.

Issue 2: Design Competition Waiver and Height Variation

The DA seeks a waiver from the requirement to undertake a design competition and includes a Clause 4.6 variation to exceed the 27m height standard by approximately 2.7m. While it is noted that City of Sydney officers have previously advised that a competition waiver would be supported, this does not diminish the relevance of the issue from an adjoining landowner and interface perspective.

In the context of a constrained inner-city site adjoining a key redevelopment site, a design competition or Concept DA process would ordinarily provide a more robust mechanism to test alternative built form outcomes, particularly in relation to height, massing, articulation, and interface with neighbouring sites.

The absence of such a process increases the risk that the built form has been optimised for the subject site only, without sufficient consideration of how it interacts with future development scenarios on adjoining land, such as the NewsCorp car park.

A Concept DA and competitive design process could have explored alternative configurations that reduce reliance on adjoining sites for amenity, better resolve interface issues, and provide greater certainty that future redevelopment of neighbouring land would not be compromised. We request that

the interface issues detailed above are better resolved considering future development of the car park site.

Issue 3: Construction Impacts

Noise, vibration and operational impacts

The proposed construction hours (7:00am–5:00pm Monday to Friday and 8:00am–1:00pm Saturday) coincide with NewsCorp’s core operational hours. NewsCorp operates a live newsroom and Sky News broadcast facilities from its Holt Street office building during these times.

Construction noise, vibration and structural reverberation have the potential to materially disrupt live broadcasting, recording activities and newsroom operations. Even intermittent or low-frequency noise can have disproportionate impacts on broadcast environments, where acoustic control is critical.

The Construction Noise and Vibration Management Plan predicts that daytime construction noise levels at several nearby receivers will exceed the NSW EPA ‘noise affected’ management level, including at commercial premises in close proximity. While the Holt Street offices (OF1) receiver is expected to comply with adopted commercial criteria during standard hours, other nearby commercial receivers are predicted to experience exceedances. Broadcasting operations are particularly sensitive to intrusive noise and vibration, and impacts could arise if high-noise plant or vibration-intensive works occur nearby. Mitigation measures are proposed, but their effectiveness will rely on strict adherence and ongoing monitoring throughout the construction period.

The DA documentation does not adequately address how construction impacts on sensitive adjoining commercial uses will be managed. If consent is granted, strict conditions should be imposed requiring:

- Additional mitigation measures implemented through the Construction Environmental Management Plan (CEMP) tailored to the operational sensitivities at NewsCorp offices;
- Restrictions on particularly noisy or vibration-intensive works during critical broadcast periods; and
- Real-time monitoring and enforceable response protocols where impacts exceed agreed thresholds

Security, access and traffic impacts

The Holt Street offices accommodate a high volume of staff, guests and clients, including VIP and high-profile visitors, some of whom attend with security detail. The NewsCorp building is also a high-profile commercial premises and potential focus for demonstrations or other security-sensitive activity.

According to the applicant’s preliminary Construction Traffic Management Plan (CTMP) and CEMP, construction will introduce additional personnel, increased heavy vehicle movements between 2-3 per day and up to 40-50 per day during large concrete pours, and introduce temporary changes to traffic and parking conditions in the immediate vicinity. Any obstruction of traffic flow, informal loading, loss of kerbside access, or changes to pedestrian movement patterns has the potential to adversely affect both operational efficiency and security arrangements for the building.

It is critical that construction traffic, parking and site management plans:

- Ensure no obstruction of Holt Street or surrounding streets;
- Protect existing no-parking zones and security buffers;
- Maintain clear and predictable access for vehicles and pedestrians.

We request that the above is addressed in any determination for the proposal.

Concluding Statement

For the reasons outlined in this submission, the proposed development at 16-22 Cooper Street has not adequately considered the operations and future development potential of NewsCorp's assets and further design resolution and mitigation measures are required.

Notwithstanding the above, the most critical issue for the purposes of this submission is the need to clearly establish that the NewsCorp car park site is capable of future redevelopment and that approval of the subject DA must not prejudice or constrain that outcome.

Any determination should make it clear that there is not an expectation of ongoing solar access, outlook or amenity across adjoining land and no reliance should be placed on the approved development to limit reasonable future built form on neighbouring sites.

Absent such clarity, there is a real risk that the proposed development would have long-term and unintended consequences for the redevelopment potential and operations of NewsCorp's assets.

Regards,

DocuSigned by:

4FA9DFF90D23462...

Lil Hamaiel

General Manager - Strategic Property & Facilities

From: Daman Kapoor <[REDACTED]> on behalf of Daman Kapoor <[REDACTED]>
<Daman Kapoor <[REDACTED]>
Sent on: Saturday, January 24, 2026 10:43:30 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid

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 Mr Reid,

I am an owner of a property identified as **R1** (10-14 Cooper St.) in the submitted impact assessments and wish to lodge an objection to DA **D/2025/1198**.

I note that the applicant's acoustic assessment predicts **construction noise levels of up to 78 dB LAeq(15min) at R1**, exceeding the applicable **63 dB criterion by approximately 15 dB**. This exceedance is significant and, given the proximity of R1 to the site, raises concern regarding the **intensity, frequency, and duration** of noise impacts associated with demolition and deep basement excavation works.

In addition, R1 has already been subject to an extended period of **defect remediation works**. The proposed demolition and excavation immediately adjacent to the building introduces a heightened risk of **vibration and ground movement**, with the potential to activate **latent defects or cause new defects**. These cumulative impacts do not appear to be addressed through sufficiently detailed or site-specific mitigation measures.

In my view, the proposal fails to demonstrate that construction impacts on R1 will be **reasonable or acceptable**, having regard to cumulative noise impacts, building integrity risks, and residential amenity. I respectfully request that Council carefully consider whether the proposal satisfies the relevant planning controls and whether approval would result in unreasonable impacts on adjoining properties.

Kind regards,

Damon K

Owner – R1

10-14 Cooper St.

From: Dawid Dul <[REDACTED]> on behalf of Dawid Dul <[REDACTED]> <Dawid Dul <[REDACTED]>

Sent on: Saturday, January 24, 2026 11:12:16 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid

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Dear Mr Reid,

As an owner at 10–14 Cooper Street, I am concerned about the cumulative impact of the proposed demolition and basement excavation at 16–22 Cooper Street, particularly following the extended period of defect remediation works already undertaken in our building.

Any more high-risk construction activity immediately adjacent is going to affect ground movement, and the potential activation of latent defects or creation of new ones.

I am also concerned about the duration and intensity of works, and whether the proposed mitigation measures adequately address these cumulative risks. A few of my neighbors work from home, and we cannot endure any more 7am to 5pm construction schedule as it impacts work activity within our homes. We have every right to a peaceful environment, and any more construction on this street will be met with vehement opposition given how poor our quality of life has been. To subject us to more auditory and sensory torture is inhumane.

I request that the panel carefully assess whether the proposal represents a reasonable outcome for neighbouring properties given existing conditions.

Kind regards,

Dawid

Owner, 10-14 Cooper St.

From: J Dimovski <[REDACTED]> on behalf of J Dimovski <[REDACTED]> <J Dimovski <[REDACTED]>

Sent on: Saturday, January 24, 2026 6:08:54 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1198 - 16-22 Cooper Street SURRY HILLS NSW 2010 - Attention Nick Reid

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To whom it may concern,

As owner and resident of 8 Cooper Street, I wish to raise my concerns about the cumulative impact of the proposed demolition and basement excavation at 16–22 Cooper Street.

I have had remediation works for almost 8 months next door to me - including scaffolders on my property without notice (which involved property damage), constant noise, workers on ropes with clear view into properties, and timelines constantly blowing out. In addition to this, at the end of the back alley crossing Kippax street, there is a massive project that has been going on for almost a year - months of constant jackhammering, dust and noise for many hours a day. This will still continue for a long time as I understand. With these factors, we also have dogs barking constantly, disturbing the peace, and making it difficult to even enjoy the balcony with the doors open as there is constant, penetrating noise, and if you do go out it is covered in dust.

To have this building go up, the thought of jackhammering that close to us, knowing how it was 80 metres down the road, will be severe disturbance to the building and its occupants. We will have workers and machines in the alley with direct view into our apartments, dust everywhere, and that is before we even consider the construction of the seven levels above the carpark. I have deep concerns about this never ending construction around us, and its implications to residents, owners looking to sell, pets and visitors. I also understand the "Surry Hills to Central quietway" has been approved, so we will also in time be faced with construction and disruption across Cooper Street itself, which will eventually be one way traffic only from that corner (where Holt Street is) to Elizabeth street.

(Details: <https://www.cityofsydney.nsw.gov.au/proposed-works-maintenance/your-feedback-designs-surry-hills-central-quietway>)

I also have concerns about the vibrations from the work as the buildings are all effectively connected physically, as well as the age of the Icon Building at 8 Cooper street, and things we have to deal with already (maintenance, repair works, strata costs etc.) If we encounter a serious issue or any defects are created or amplified in magnitude, it could add severe financial strain onto our strata/building.

We can also only access our carpark by rounding that corner into the small alleyway (one way street) - having workers, large machinery, blockades etc. will almost certainly impact this, as they will surely be needing access in that alleyway (O'Loughlin Street).

Finally, I am generally concerned about the duration and intensity of the works - regarding the two works above, 6-12 months of jackhammering, scaffolding two metres from my property and constant work/noise have negatively impacted the way I live in my own home, especially considering I am often working from home during the day and have to take meetings. Having to spend years keeping windows/doors closed to keep out noise, and having blinds always down so that workers aren't staring into my living space when I wake up is not something I wish to do.

I truly appreciate you taking the time to read my statement and hope you can consider it as part of your planning process.

Many thanks and kind regards,
Jamie