

Attachment E

Submissions

From: Stella Doumanis [REDACTED] > on behalf of Stella Doumanis
[REDACTED] <Stella.Doumanis@[REDACTED]>
Sent on: Tuesday, November 18, 2025 10:46:37 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1026 - 107-109 Darlinghurst Road POTTS POINT NSW 2011 - Attention Kerryanne Lewis

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 writing as a resident on. Victoria st Potts Point.

I oppose this proposal on the basis that the area has an already unacceptable concentration of backpackers within a 200m radius of this proposal.

We currently are experiencing significant issue relating the the number of backpackers including:

1. Lack of amenity on their premises resulting in backpackers eating, drinking and socially congregating on the streets ignoring alcohol free zones and leaving their rubbish all over the streets
2. Police don't have adequate resources to manage existing backpacker issues and this will only exacerbate the problem
3. The area needs hotel accommodation more than another backpacker operation
- 4 the backpackers have a significant number of bikes and motorcycles which that leave all over the streets and in zones parking zones for hours on end. A backpacker proposal of this size will make the current unacceptable situation worse

What is being proposed will have a significant negative impact to our amenity as residents and we strongly oppose this proposal

Kind regards
Stella Doumanis
159 Victoria st Potts Point
Mob [REDACTED]
Sent from my iPhone

From: Kevin Lee <[REDACTED]> on behalf of Kevin Lee [REDACTED] <Kevin Lee [REDACTED]>

Sent on: Tuesday, November 25, 2025 5:08:24 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1026 - 107-109 Darlinghurst Road POTTS POINT NSW 2011 - Attention Kerryanne Lewis

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 Kerryanne,

I would like to make a comment/complaint regarding the development of 107-109 Darlinghurst Road Potts Point.

I am living in the 'Omnia' apartment immediately adjacent to the proposed site. In particular, in the NE corner of my building and directly above the proposed site.

My concerns involved the mechanical plant(s) that would be on and around the rooftop. The Acoustic report suggests that 'details of the mechanical plant have not been finalised' which is

rather concerning because my bedroom(s) are situated directly in that corner of Omnia.

With the current Backpacker's building, the 'mechanical plants' situated on the roof top are already quite noisy. I have to sleep with a constant dull 'roar' all night long. The 'roar' never lets up

24 hours a day, 7 days a week. I fear that raising the building by an extra 2 stories will require the mechanical plants to be built even closer to my bedrooms and thus the noise can become

stressful with no respite. I suspect a 'bigger and better' building will probably require even more mechanical plants.

There are at least 5 apartments in the North East of my building that would also suffer increase noise. Not to mention potential sunlight limitations.

I would like to emphasise that I am not against the redevelopment, but I am against more noise pollution. Developers have a tendency to avoid dealing with mechanical plants on rooftops only

for them to rush ugly noisy machines at the last minute and exceeding the height limit on the assumption that it is a small matter. I want consideration for rooftop equipment to be extremely

sensitive to the neighbourhood buildings and all means to deflect/avoid extra noise should be implemented.

Thank You and Regards,

Kevin Lee

'Omnia' 1503/226 Victoria Street Potts Point NSW 2011

From: [REDACTED] > on behalf of [REDACTED] > [REDACTED]
Sent on: Tuesday, November 25, 2025 5:11:02 PM
To: council@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1026 - 107-109 Darlinghurst Road POTTS POINT NSW 2011 - Attention Kerryanne Lewis

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 Kerryanne,

I would like my name and email address kept private. Thank you.

Overall I support the proposed like-for-like redevelopment of the site and I am pleased that it will continue to operate as a backpacker's hostel. Its location and service it provides is a valuable amenity in the area.

I am concerned about noise emissions from rooftop mechanical plant, and the rooftop common area. As I live in a neighbouring property which overlooks the rooftop I am directly affected.

Existing mechanical plant on the rooftop is very noisy and runs 24/7. Recently some changes were made where new plant was placed on the roof, believed to be A/C units which most likely service the hostel.

There are two other older exhaust fans which produce the most noise.

I note that the Acoustic Assessment report (Item 7) states "The rooftop area noise environment is dominated by mechanical plant and equipment servicing the current and neighbouring buildings (including retail F&B exhaust fans)."

The Renzo Tonin and Associates report "Acoustic Assessment for DA" dated 16 December 2024 provides detailed advice on:

Item 6.3 - noise control measures for mechanical plant

Item 7.1 - management of the outdoor communal space

To ensure that the developer takes steps to implement controls to reduce noise emissions, the DA approval must contain appropriate conditions as recommended in the Acoustic Assessment report, and that a detailed mechanical plant design is finalised before a Construction Certificate is issued.

Also, as part of the redevelopment, the developer must engage with the neighbouring buildings owners of their exhaust fans to ensure that those fans comply with the conditions to mitigate noise.

Kind regards

[REDACTED]

From: Kerryanne Lewis <KLewis@cityofsydney.nsw.gov.au> on behalf of Kerryanne Lewis <KLewis@cityofsydney.nsw.gov.au> <Kerryanne Lewis <KLewis@cityofsydney.nsw.gov.au>>
Sent on: Wednesday, December 24, 2025 3:39:53 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: D/2025/1026 - 107-109 Darlinghurst Road POTTS POINT NSW 2011

Hi,

Submission below for processing for D/2025/1026, please.

Thanks,
Kerryanne

Kerryanne Lewis
Senior Planner
Planning Assessments



Telephone: +612 9265 9140
cityofsydney.nsw.gov.au



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

From: Terry [REDACTED]
Sent: Wednesday, 24 December 2025 3:27 PM
To: Kerryanne Lewis <KLewis@cityofsydney.nsw.gov.au>
Subject: D/2025/1026 - 107-109 Darlinghurst Road POTTS POINT NSW 2011

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 Ms Lewis,

Please accept my late submission in relation to the above Development Application.

As a resident in very close proximity to the proposal, specifically on Earl Street, I object to the proposed relocation of the primary entrance, exit and reception of the existing backpacker accommodation to Earl Street at the rear of the site.

Based on well-established experience with other backpacker accommodation in the immediate area, this change is extremely likely to result in significant adverse amenity impacts for nearby residents. Comparable backpacker developments with street-level access onto narrow residential streets (for example, Orwell Street) have demonstrably resulted in persistent late-night and all-night congregation of their guests, street drinking, illicit drug use and antisocial behaviour directly outside their entrances; a mini rave street party in effect. Notable examples include Springfield Gardens and the private forecourt of 145 Victoria Street.

These backpacker accommodations operate without any after-hours supervision. Hence, these entrance areas routinely become unmanaged gathering spaces, leading to ongoing noise disturbance, frequent police attendance and sustained impacts on residential amenity.

The submitted architectural drawings appear to acknowledge this risk by identifying the area immediately outside the proposed Earl Street entrance as a potential "square". In practice, this would actively encourage congregation,

loitering and extended late-night activity in a quiet rear street that is wholly unsuited to such use and directly adjoins multiple residential apartment buildings.

Relocating the primary access to Earl Street would fundamentally alter the function and character of the street, to the clear detriment of existing residents. Earl Street should not be required to absorb the operational impacts of a commercial backpacker use seeking a more discreet or convenient rear access point.

I strongly submit that Earl Street should remain limited to emergency egress only, as is currently the case, and that the primary entrance and exit to the backpacker accommodation remain on [far more appropriate] Darlinghurst Road.

Thank you for considering this submission.

Yours sincerely,
Terry Mooney
3 Earl Street, Potts Point
