

Attachment C

Submissions

From: Tasman Storey [REDACTED] > on behalf of Tasman Storey
[REDACTED] <Tasman.Storey@cityofsydney.nsw.gov.au>
Sent on: Thursday, April 16, 2026 4:07:10 PM
To: dasubmissions@cityofsydney.nsw.gov.au; James Cooper <JCooper@cityofsydney.nsw.gov.au>; Craig Jones [REDACTED]; Eddie Younes [REDACTED]
Subject: Letter of Objection and Declaration D/2026/2028. Hickson Road Mixed use development Dawes Point Sydney 200
Attachments: D 2026 20814 Letter of ObjectionProposed Development at Hickson Road^J Dawes Point .pdf (385.49 KB), Political Donations and Gifts Disclosure Statement.pdf (646.19 KB)

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The General Manager
City of Sydney

We have been engaged by the owners of No 1 Lower Fort Street Dawes Point, to draft a letter of objection regarding the development proposal above.

The owners are the only neighbours and the first residence in the historic Milton Terrace row, a State Heritage item of high significance.

We have great concerns that the work on Hickson Road will adversely affect their rear garden lounge and dining room. We have outlined those concerns and request that they receive the highest consideration possible.

In drafting this objection we support those concerns.

Yours Sincerely
Tasman Storey

Nominated Architect is Tasman Phillip Storey

Tasman Storey LFRAIA

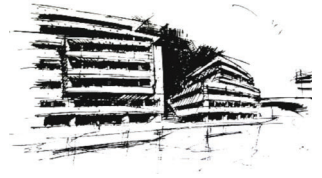
Registered Architect
ARBNSW NO. 3144 BOAQ NO1953 ARBV NO 15173

TASMAN STOREY ARCHITECTS
ARCHITECTS INTERIOR DESIGNERS HERITAGE CONSULTANTS
2/1 Cammeray Road Cammeray NSW 2062

M: [REDACTED] E: [REDACTED]

ABN 20 218 703 592





16th April 2026

The General Manager

City of Sydney

Kent Street

Sydney 2000

LETTER OF OBJECTION

Proposed Development at Hickson Road, Dawes Point (D/2026/20814)

Construct a 4-storey mixed use development comprising a ground level office tenancy and 6 residential units above, excavation for 3 levels of basement parking, provision of a temporary and permanent substation, conservation works

We act on behalf of the owners of No 1 Lower Fort Street Millers Point, Mr & Mrs Younes, and have been engaged by them to review the application above, and comment on the possible adverse effects on their property.

The site, opposite the Hotel at Wharf, Pier 1, has lain dormant for many decades and its development is long overdue. It is a key site and the last remaining piece in the rejuvenation of the Walsh Bay Precinct, a joint venture by Mirvac and Transfield, started in 1996 and was completed by the NSW Government 4 years ago, with opening of the Walsh Bay Arts Precinct.

This site is therefore of extraordinary significance and rarity and reportedly the only one of its kind.

Any development that goes on this site must be of the highest standard and be a building befitting the gateway to the unique history of the working port, and its now, adaptive reuse.

The site has many difficult aspects and challenges which must be overcome to provide a successful economic outcome and that fact is acknowledged. However, it is our opinion that, based on our many years of experience in this precinct, that there are some matters of concern which may be addressed by design refinement.

We raise the following:

ITEM 1 Relocation of the Car park Exhaust Stack

The Exhaust Stack from the car park has been relocated closer to the South Boundary from its original location in the building

The Exhaust takes a diversion below the roof and moves to the south close to the historic Hickson Steps a State Heritage Item, and No 1 Lower Fort Street, also a State Heritage Item.

It is our opinion that the Exhaust System outlet may have an adverse effect on the owners and occupiers of No 1 Lower Fort Street and in the interest of a healthy residential environment it should be kept well away from the residences adjacent.

The spirit of the Australian Standard and the NCC is to ensure that car park exhausts do not cause discomfort or health issue to the public and neighbours.

We note that to ensure compliance the carpark exhaust should be kept away from the boundary as per the National Construction Code (NCC) 2022 and referenced Australian Standards, specifically AS 1668.2, the position of a car park exhaust outlet on a roof must ensure that polluted air is discharged safely without re-entering the building or affecting surrounding areas.

Key Requirements for Roof-Mounted Car Park Exhaust Outlets:

- **Discharge Location:** Exhaust must discharge to the outdoor air.
 - **Separation Distances (AS 1668.2):**
 - **Intake Air:** The exhaust outlet must be located a minimum distance from any air intake (HVAC, openable windows, or doors). This distance typically ranges from **5 to 10 meters** depending on the velocity of the exhaust and the type of intake, to prevent short-circuiting of polluted air.
 - **Boundary:** Outlets must typically be at least **6 meters** from any property boundary or **designed to prevent a nuisance**.
 - **Velocity and Height:** Exhaust must discharge at a high velocity to allow for dispersion, often with a vertical discharge nozzle to propel the air upwards away from the roof surface.
 - **Structure/Condensation:** The discharge must not affect roof insulation or increase the risk of condensation.
- For compliance, a mechanical ventilation system for a car park must be designed according to **AS 1668.2** to ensure CO levels remain within acceptable limits.

The fact that the carpark exhaust must discharge at high velocity, adjacent and below No 1 Lower Fort Street, gives rise to concern as to the quality of the air at the adjacent garden and windows to the ground floor extension. We recommend that the car park exhausted be reviewed and further information provided to Council to ensure both compliance and suitable air quality for a residential zone.

We recommend a review and removal of this element from its current location

ITEM 2 Parapet Wall Height and Garden planting

The parapet wall, if it does not align with the street sandstone retaining wall, (see Roof Plan RLs) should be lowered to be aligned or below with the top of the sandstone retaining wall to avoid any visual impediment to the Walsh Bay Precinct which is a requirement of the Pre DA conditions.

The height of the plant's is designed to exceed 1 metre, and may appear as dense planting, which no doubt is the intention, and thus may obscures the views.

The Dawes Point Park adjacent does not have any exotic/ native planting The design should in our opinion take notice of the industrial nature of the Precinct which was part of the original SEPP 16.

The View Study appears to indicate that the walled garden is above the parapet while the architectural drawings sections by Popov Bass show the roof being below. Clarification is necessary to demonstrate that the retaining wall height is not above the existing Palisade fence and sandstone base.

The lowering of the garden and parapet walls will ensure that as far as is possible views to Hickson Road and the Walsh Bay precinct and Harbour are maintained.

ITEM 3 Bulk and Scale

In our opinion the design of the southern elevation may impinge on the Historic Hickson Steps forming a shaded tunnel effect at times and may disrupts the historic context of this important element of Walsh Bay and the Millers Point Conservation area.

The proposed bulk and scale have increased in comparison to the CMP Envelope

The proponent acknowledges that the works are outside the proscribed envelope.

The vistas and views are of high importance and the enclosing of the steps as they descend may influence these vistas.

While at certain times of the year the stair may be in shade past 12 noon when the effects of the Harbour Bridge have diminished. This will add to the “tunnel” effect.

Descending to Hickson Road the new building shades the stair and blocks afternoon sun. While it could be argued that this is an inevitable result of any development, we would suggest that this aspect could be reviewed by Council

We recommend a review of the design on the southern side at Hickson Road and overhanging of the heritage building.

Conclusion

In this Letter of Objection, we have made several recommendations on behalf of our clients, the owners of No 1 Lower Fort Street. These are matters which directly and adversely affect our client who are the only immediate residential property adjacent and most likely to be affected. We ask that they be investigated and that, where possible, amendments to the design are undertaken.

The owners are most concerned with the **location of the Car Park exhaust** and have requested it be moved as far away as possible from the boundary. High velocity car park exhaust on a nor 'easterly wind will undoubtable affect conditions immediately adjacent.

In this regard we would suggest that the Australian Standard and the NCC place, as important, matters of public health, the amelioration of potential adverse health issues and that should be a priority.

Regarding the **matter of parapets height** on the boundary the DA submission is confusing and not clear as the elevations show the roof level set away from the Lower Fort Street boundary, yet the visual character drawings appear to show the parapet walls above the boundary increasing as the street alignment falls. While the plan has different levels along the boundary.

We contend that the design does not need to have walls or gardens above the height of the palisade fence and its sandstone base.

The **planting proposed**, and the effects of the roof, will influence the views and vistas to Walsh Bay and beyond, despite statements to the contrary in the landscape plan.

This is a specific requirement of the Pre DA and Planning Committee assessment and goes to the need to keeping the parapets and a review the heights as illustrated.

The more difficult matters concern the relationship to the Hickson Steps and **the bulk and scale** of the building where it over hangs the heritage building.

It is understood that this development will have some unavoidable adverse effects and that the positive effects are that this site will now contribute to the completion of the Walsh Bay Redevelopment Precinct.

We have comment on the loss of views as one descends the steps and that the lower sections will be in shade.

We respectfully request that these matters above be reviewed to ensure that the spirit of the Precinct is maintained which is in part to ensure that all existing visas are not obscured.

Kind Regards



Tasman Phillip Storey LFRAIA
Registered Architect ARBNSW 3144

Political donations and gifts disclosure statement

About this form

You may use this form to make a political donations and gifts disclosure under Section 10.4(5) of the Environmental Planning Assessment Act 1979 for public submissions to a council.

Warning: A person is guilty of an offence under Section 10.4(11) of the Environmental Planning and Assessment Act 1979 in connection with the obligations under Section 10.4 only if the person fails to make a disclosure of a political donation or gift in accordance with Section 10.4 that the person knows, or ought reasonably to know, was made and is required to be disclosed under Section 10.4. The maximum penalty for any such offence is the maximum penalty under Part 6 of the Election Funding, Expenditures and Disclosures Act 1981 for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

How to complete this form

- 1: Ensure that all fields have been filled out correctly.
- 2: Please note that fields on this form marked with an * are mandatory and must be completed before submitting the application.
- 3: Read the explanatory information below.
- 4: Once completed, please attach the completed declaration with your submission.

Part 1: Explanatory information

Making a public submission to council

Under Section 10.4(5) of the Act a person who makes a relevant public submission to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any associate of that person within the period commencing 2 years before the submission is made and ending when the application is determined.

- (a) all reportable political donations made to any local councillor of that council; and
- (b) all gifts made to any local councillor or employee of that council.

A reference in Sections 10.4(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under Section 10.4 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made; or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under Section 10.4(9) for political donations and Section 10.4(10) for gifts.

Glossary of Terms

Please refer to Schedule 1 for a Glossary of Terms as defined under Section 10.4 of the Environmental Planning and Assessment Act 1979.

Office Use Only

Receiving Officer

DA / reference number

Date Received

Part 2: Person making this disclosure statement

Given Name/s *

Tasman Phillip

Family Name *

Storey

Position

Principal

Organisation

Tasman Storey Architects

Home Number

Business Number

Mobile Number

Email Address

Part 3: Declaration of Interest

Planning application reference (e.g. DA number, planning application title or reference; property address or other description)

Proposed Development at Hickson Road, Dawes Point (D/2026/20814)

Construct a 4-storey mixed use development comprising a ground level office tenancy and 6 residential units above, excavation for 3 levels of basement parking, provision of a temporary and permanent substation, conservation works

I have ben employed by the owners of the adjacent property at 1 Hickson Road Dawes Point Mr and Mr Yunos to prepare and objection on their behalf which identifies their concerns

Part 4: Details of reportable political donations or gifts

1. State below any reportable political donations or gifts you have made over the relevant period. If the donation or gift was made by an entity (and not by you as an individual) include the Australian Business Number of that entity (ABN).
2. State below any reportable political donations or gifts that you know, or ought reasonably to know, were made by yourself or an associate.

Donation or Gift? (D / G)	Name of donor (also include ABN for an entity)	Residential / Registered Address	Party / Person to whom the gift/ donation was made	Date donation/ gift was made	Amount / value of donation or gift
None	None				
None	None				
None	None				

If you require more space, please attach a separate sheet listing all details shown above for each donation/gift.
Tick here if you have attached a separate sheet or sheets ☐

Part 5: Declaration

By signing below, I / we hereby declare that all information contained within this statement is accurate at the time of signing, and if I / we become aware of any other donations or gifts that must be declared, we will immediately notify the Council.

Organisation (where applicable)

Tasman StoreyArchitects

Position within organisation (where applicable)

Principal

Name

Signature *

Date

16th April 2026

Part 6: Lodgement Details

You should attach the completed disclosure statement when making a submission on ePlanning search <https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?e=y>

This form should only be lodged as part of a submission about a specific matter to be considered by Council.

Part 7: Privacy & Personal Information Protection Notice

Purpose of collection: This information is being collected for the purpose of recording and publishing reportable political donations and their possible bearing on specific applications or submissions before council.

Intended recipients: City of Sydney employees. Any approved contractors required to provide this service.

Supply: The supply of this information is required by law. If you are unwilling to provide this information, the City of Sydney may be unable to provide access to City of Sydney services.

Access/Correction: Please contact Customer Service on 02 9265 9333 or at council@cityofsydney.nsw.gov.au to access or correct your personal information.

Storage: The City Planning, Development and Transport Unit at the City of Sydney, located at 456 Kent Street, Sydney NSW 2000, is collecting this information and the City of Sydney will store it securely.

Other uses: The City of Sydney will use your personal information for the purpose for which it was collected and may use it as is necessary for the exercise of other functions.

For further details on how the City of Sydney manages personal information, please refer to our Privacy Management Plan cityofsydney.nsw.gov.au/policies/privacy-management-plan.

Part 8: Glossary of Terms (under Section 10.4 of the Environmental Planning and Assessment Act 1979)

A full glossary of terms is contained in the Act - the most relevant terms are defined below.

Relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site; or
- b) a formal request to the Minister or the Director-General for development on a particular site to be made State Significant Development or State Significant Infrastructure declared a project to which Part 3A applies; or
- c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project); or
- d) an application for development consent under Part 4 (or for the modification of a development consent); or
- e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application;

Continued ...

Relevant planning application does not include:

- f) an application for (or for the modification of) a complying development certificate; or
- g) an application or request made by a public authority on its own behalf or made on behalf of a public authority; or
- h) any other application or request that is excluded from this definition by the regulations

Relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

Relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

Reportable political donation Is defined under Section 86 of the Election Funding, Expenditure and Disclosures Act 1981.

- (1) For the purposes of the Election Funding, Expenditures and Disclosures Act 1981 a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group, candidate or third-party campaigner - a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group, candidate or third-party campaigner; or in the case of disclosures under this Part by a major political donor - a political donation of or exceeding \$1,000 made by the major political donor to or for the benefit of a party, elected member, group, candidate or third-party campaigner.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate, third-party campaigner or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

Financial interest a person has a financial interest in a relevant planning application if:

- a) the person is the applicant or the person on whose behalf the application is made; or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it; or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange); or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

Associated persons persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission); or
- b) they are related bodies corporate under the Corporations Act 2001 of the Commonwealth; or
- c) they are directors of the same body corporate, or they are directors of different bodies corporate that are related bodies corporate under the Corporations Act 2001 of the Commonwealth, or
- d) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation; or
- e) they have any other relationship prescribed by the regulations.

From: [REDACTED] on behalf of [REDACTED]

Sent on: Wednesday, April 22, 2026 8:45:32 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/208 - 14 Hickson Road DAWES POINT NSW 2000 - Attention James Cooper

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The general concept of a mixed commercial and residential development of approximately this scale seems appropriate to me, and I would support the proposed use overall

I would like to raise a number of contentions

1. The street level facade is a hostile expanse of ventilation grates and garage doors. There is no meaningful attempt to engage with the public domain here.

2. The building design could have been copied from any generic 90s to current day apartment block in the suburbs

The architect has made no attempt to reference or harmonise with the unique heritage surrounds, which probably explains why there is no design statement or justification provided

More thoughtful architecture is required for this prominent/historic position

The flying toilets jutting out over the heritage building are a crass attempt to increase floor space

3. The fundamental conceptual flaw is that the development is essentially a giant car park, with an uninspired apartment block tacked on top, the only purpose of which is to offset the likely extortionate cost of constructing said car park below sea level

I note the name of the Applicant makes no attempt to conceal this fact: Pier One Car Park Pty Ltd

Hickson road should be the finest pedestrian promenade in all of Australia. It connects circular quay with Barangaroo, cuts through the Arts Precinct, and is of genuine Heritage and aesthetic importance

The area is extraordinarily well serviced by public transport, and I note there is also a push to put a Ferry stop at Walsh Bay

The state government and council have failed to maximise its potential, instead relegating it to a traffic sewer/car parking bay predominantly servicing the exploitative cruise ship industry, and uncivil individuals who use it as a race track at nights

The proposed development exacerbates this problem by further encouraging cars and driving in the area.

The hotel seems to have been operating perfectly well up until this point without a giant car park

A giant car park is therefore not in the public interest

However, better architecture (not facile "public art") and footpath activation may justify the use

Withhold my details thankyou