

Attachment A

<h2>Summary of Submissions</h2>
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Planning Proposal: 90 and 100-104 Brougham Street

Submissions Summary

Theme	Matter	Response
Support	<p>The planning proposal will:</p> <ul style="list-style-type: none"> • add to the area's liveability, amenity and culture; • create jobs and boost tourism in the area; • improve the area's character. • Help conserve the heritage listed Piccadilly Hotel 	<p>Supporting submissions are noted.</p> <p>Recommended action: no change.</p>
Loss of dwellings	<p>The planning proposal will cause a large loss of housing, during a City-wide shortage in rental housing.</p>	<p>The City's Housing Audit records 13,064 dwellings in the Macleay Street and Woolloomooloo Village as at June 2022. The 24 apartments at 100-104 Brougham Street comprise 0.18 per cent of the area's dwelling stock. The conversion of this small number of dwellings in the area to a hotel use is unlikely to cause a significant impact on the rental market.</p> <p>The planning proposal does not prevent the properties from being used as dwellings. The land will continue to be zoned R1 General Residential and residential flat buildings and other dwellings will continue to be a permissible use of the land. The planning proposal will allow a hotel use on the land, but does not require that it is used only for a hotel.</p> <p>Recommended action: no change.</p>

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The number of residential dwellings in the area should be increased.

The City's population and housing forecasts expect the number of dwellings in Macleay Street and Woolloomooloo area to grow overall by 1,035 dwellings to 14,099 in 2041.

The City's Housing Monitor notes that 423 private dwellings are in the development pipeline for the area as at June 2022. The current development pipeline represents 40 per cent of the forecast growth, which is likely to be delivered over the next five years. The remaining 612 forecast dwellings will be delivered over the following 15 years, with a possibility that growth could be exceeded. The loss of the dwellings affected by this proposal will not significantly affect the supply of dwellings to meet demand from forecast population growth.

Recommended action: no change.

The proportion of dwellings in the area used for short-term rental accommodation (eg Airbnb) in the area has increased, reducing the stock of available dwellings.

Noted.

The dwellings on the site can be used as short-term rental accommodation under their current residential zoning.

The planning framework for short term rental accommodation is set by the NSW Government. The City is investigating the effect of short-term rental accommodation on the availability of rental properties across the City in accordance with a Council resolution (15 May 2023, Item 11.4: <https://city.sydney/15may-straresolution>).

The dwellings that comprise the site can be used as short-term rental accommodation under their current residential zoning.

Recommended action: no change.

Affordable housing

The planning proposal will cause a loss of affordable housing.

There is an undersupply of affordable housing in the area.

The proposal should retain affordable housing in the area.

The apartments at 100-104 Brougham Street are not considered affordable housing. They are privately-owned market housing subject to market rental rates.

Rental rates are considered affordable when they are less than 30 per cent of a household's income. While the apartments are small with a studio format, some have car spaces and harbour views. Comparable apartments in the area currently achieve rental rates of around \$650 and above per week. The 2021 Census identified Potts Point's median weekly household income as \$2,041, with the 30 per cent threshold for affordable rental being \$610 per week. These apartments would rent above the affordable threshold, despite being studios.

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The apartments are also not classified as low-rental dwellings by State Environmental Planning Policy (Housing) 2021 (the SEPP). The SEPP defines low-rental dwellings as having a rental rate lower than the local government area median. Median rent for a studio apartment in the City of Sydney during Q2 2023 was \$478 per week, significantly less than the rent expected to be achieved for the apartments, which would be above \$650 per week.

Recommended action: no change.

Residential and neighbourhood character

The future hotel will be too large in massing and scale for Brougham Street.

Brougham Street's streetscape should be improved.

Brougham Street's character, charm and way of life will be lost.

The planning proposal does not grant any additional building height or development for any of the affected properties on Brougham Street. The proponent's planning proposal report states that for the existing buildings on Brougham Street 'built form, orientation and arrangement,' will remain unchanged through the subsequent Development Application.

The design of the hotel and its impact on the streetscape of Brougham Street will be considered as part of any future development application.

Recommended action: no change.

The future hotel will adversely impact Victoria Street's character. The planning proposal will facilitate further unwanted development on Victoria Street.

The area should not be turned into a hotel precinct.

This planning proposal is for the properties at 90 and 100-104 Brougham Street. It does not affect any properties on Victoria Street.

Development Application D/2021/927 was approved 16 December 2022. It allows a hotel use at 169 and 171-173 Victoria Street (the Piccadilly Hotel building) and facilitates the restoration of the Piccadilly Hotel. The application was assessed as making a positive contribution to the streetscape of Victoria Street.

Victoria Street currently presents a mixed-use character, with a number of restaurants, cafes and existing tourist and visitor accommodation uses.

Recommended action: no change.

The planning proposal will cause a loss of community and residents.

The dwellings affected by the planning proposal make up a very small part of the overall dwelling stock in the Macleay Street and Woollahooloo Village.

Census data (2021) show that 62.8 per cent of dwellings in Potts Point are a studio layout or have one bedroom, compared with the NSW average, which is 7.3 per

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	<p>It will make the community less economically diverse and displace residents.</p>	<p>cent. The same data show that, of all dwellings in Potts Point, 64.1 per cent are rented (NSW average 32.6 per cent). The conversion of a small fraction of studio apartments is unlikely to significantly change the area’s mix of dwelling types and tenures or its demographic character.</p> <p>Recommended action: no change.</p>
<p>Traffic, parking, servicing</p>	<p>The planning proposal will adversely impact traffic flow and congestion on Brougham Street.</p> <p>The planning proposal will increase competition for street parking, making it harder for existing residents to park their vehicles.</p> <p>Additional traffic generated by the future hotel will worsen air quality and street noise.</p>	<p>The planning proposal is not expected to generate significant additional car trips or traffic impacts to Brougham Street. The subject properties are located near to Kings Cross Station and local buses, with a taxi rank on Victoria Street. On-site parking and local on-street parking are limited, further restricting the potential for a significant number of additional vehicles.</p> <p>A further development application will be required to allow hotel use for the properties. Detailed assessment of any additional traffic impacts on Brougham Street from the hotel use will be undertaken as part of the development application.</p> <p>Recommended action: no change.</p>
	<p>Concern about servicing, in particular traffic impacts to Brougham Street.</p>	<p>The approved development application requires all loading and servicing to be accommodated within the existing loading zone on Victoria Street.</p> <p>Any changes to the approved arrangement would be subject to detailed assessment as part of any development application for hotel use at the properties. The proponent will be required to submit a further traffic study as part of that assessment. The study will need to demonstrate that development will not cause unacceptable local traffic impacts.</p> <p>Recommended action: no change.</p>
<p>Noise</p>	<p>Concern about noise generated by the operation of the future hotel.</p>	<p>The operation of the hotel and any food and drink premises will be subject to assessment as part of a future development application. Neighbourhood impacts such as noise will be considered as part of that detailed assessment. The approved development application for the Piccadilly Hotel requires a Plan of Management and</p>

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a Noise Management Plan to minimise impacts of the proposal on neighbourhood amenity. This will need to be amended to consider operation of the future hotel in its entirety.

Incorporation of the properties in this planning proposal into the larger Piccadilly Hotel development will allow for better management of noise by creating a stronger buffer between the hotel use and surrounding residential uses. The development approval for the Piccadilly Hotel allows the development of a dining area in the central courtyard in the location of the backyards to the terraces at 92-98 Brougham Street. Expanding the hotel to include 90 and 100-104 Brougham Street will allow the future courtyard to be ‘enclosed,’ avoiding conflicts to sensitive receptors that would have arisen otherwise.

Recommended action: no change.

Hotel demand

There is no need for a large hotel in the area.

The City’s Visitor Accommodation Action Plan notes a loss of visitor and tourist accommodation in the Potts Point area, with many converted to residential apartments. At least 750 hotel rooms have been lost to apartment buildings over time, along with a significant loss of hospitality jobs. Hotel rooms lost to apartments include:

- The Chateau Hotel, 92 rooms (2000);
- Rex Hotel, 255 rooms (2001);
- The Mansion Hotel, 80 rooms (2011);
- Hampton Court Hotel, ~100 rooms (2011); and
- The Crest Hotel, 227 rooms (2016).

City Plan 2036, the City’s Local Strategic Planning Statement notes a need for a variety of visitor accommodation options in highly visited areas of the City, including areas outside Central Sydney.

The re-opening of the Piccadilly Hotel will bring another visitor accommodation option to the area, along with increased hospitality employment opportunities and economic activity to the local area.

Recommended action: no change.

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Sustainability	Demolishing the existing buildings would be unsustainable.	<p>The planning proposal does not allow the demolition of the existing buildings at 90 and 100-104 Brougham Street. The landowner’s intention for the subsequent DA is to retain and upgrade all of the existing the buildings.</p> <p>Recommended action: no change.</p>
Construction impacts	Concern about adverse amenity impacts arising during construction.	<p>Construction impacts will be managed through a Construction Management Plan, to be submitted by the proponent at the DA stage. This will include dust, noise and vibration management and hours of work. Any traffic impacts from workers and deliveries that may arise during the construction period will be appropriately managed through a Construction Traffic Management Plan, to be required at the development application stage.</p> <p>Recommended action: no change.</p>
Social impacts	The planning proposal states that there will be no significant social impacts, despite the loss of dwellings.	<p>The dwellings affected by the planning proposal make up a very small part of the dwelling stock in the Macleay Street and Woolloomooloo Village area. Loss of this small number of dwellings is not considered a significant impact. There has been a significant loss of hotel rooms to dwellings for an extended period in Potts Point, and there is expected to be continued growth in the number of dwellings, with 423 to be delivered over the next five years.</p> <p>The planning proposal could also generate positive social impacts:</p> <ul style="list-style-type: none"> • Generating employment, including both through the construction phase and longer-term hospitality jobs through the operations • Attracting economic activity from hotel guests to support other businesses in the area • Improvements to the character and streetscape of the area through investment in the conservation of the Piccadilly Hotel and in the other buildings that comprise the future redevelopment. <p>Recommended action: no change.</p>
Landowner consent	The remaining owner in 100-104 Brougham Street	Noted.

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	<p>will not give consent to the redevelopment.</p>	<p>The proponent owns 23 of the 24 units at 100-104 Brougham Street. The outstanding owner has indicated they do not support the proposal to include 100-104 Brougham Street within the future Piccadilly Hotel.</p> <p>Under the Environmental Planning and Assessment Act 1979 there is no requirement for landowners' consent to be given for a planning proposal. The planning proposal will not allow any construction nor operation of the hotel – a development application is required for that. Landowners' consent is a requirement for development applications. The City has provided this advice to the outstanding owner.</p> <p>Local governments do not have a role in the process of winding up a strata scheme, which is outside of the planning system. Subject to process work by the strata committee and owners corporation, a strata scheme may be terminated where the owner(s) of 75 per cent of the lots agree. The termination of a strata plan is also subject to further consideration from the Land and Environment Court. Strata schemes are administered by the Strata Schemes Development Act 2015.</p> <p>Recommended action: no change.</p>
<p>Planning proposal viewed in isolation</p>	<p>This proposal is being viewed in isolation, not as part of a larger proposal involving 92-98 Brougham Street.</p>	<p>The Planning Proposal describes the relationship between this proposal and the larger redevelopment of the Piccadilly Hotel at pages 11-12. It recognises that these properties will be incorporated into the Piccadilly Hotel along with the terraces at 92-98 Brougham Street.</p> <p>The planning proposal does not allow operation of the properties as part of the hotel. That would be part of a future development application which would consider issues such as neighbourhood character, amenity, noise, privacy and traffic. Assessment of the development application would have to consider those impacts for the operation of the hotel in its entirety.</p> <p>Recommended action: no change.</p>
<p>Other</p>	<p>Concern about links between the proponent and the Queensland State Government.</p>	<p>Noted.</p>

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Query regarding the accuracy of the zoning map within the planning proposal.

One submission queried whether the zoning map in the planning proposal was accurate. The zoning map in the planning proposal shows the properties at 92-98 Brougham Street as being zoned R1 General Residential. The submission asked if the R1 General Residential zoning was still correct?

The properties will still be zoned R1 General Residential if the planning proposal is supported by Council. The planning proposal will add an additional permitted use of tourist and visitor accommodation specific to the properties without changing the underlying residential zone. Residential development will still be permissible on the properties.

Recommended action: no change.

Query regarding the planning proposal's alignment with the planning framework

A submission queried the consistency between the planning proposal and State Environmental Planning Policy (Housing) 2021 (the SEPP) and Ministerial Direction 6.1 Residential Zones (Direction 6.1).

The SEPP guides development applications for certain types of residential use including boarding uses, co-living and build-for-rent developments. It does not mandate that all planning proposals must provide housing. The planning proposal remains consistent with the SEPP as the properties will retain their R1 General Residential zoning and dwellings will continue to be a permitted use on the land.

The planning proposal is consistent with Ministerial Direction 6.1. The objectives of Direction 6.1 are to encourage a variety of housing types, and make efficient use of existing infrastructure. Specifically, the Direction states that a planning proposal must not contain provisions which reduce the permissibility of residential development on the land. As noted above, the properties will retain their R1 General Residential zoning and dwellings will continue to be a permitted use on the land.

Recommended action: no change.

Query about 'third space'

One submission requested further information about the 'Third Place' referred in the social benefits section (p5) of the proponent's Economic and Social Impact Assessment, which was exhibited with the planning proposal.

The 'third space' is not part of this planning proposal. The third space benefit refers to an additional space (besides home and work) for the community to congregate and

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socialise. If the Piccadilly Hotel is to provide such a space it will be considered as part of any future development application.

Recommended action: no change.

Request for information

One submission requested detailed plans for the approved development application at 92-98 Brougham Street. These details were provided by email.

Recommended action: no change.

Tree poisoning

Two submissions raised concerns about suspected street tree poisoning on Brougham Street. One submission stated the trees were opposite the planning proposal properties.

City arborist have confirmed that two mature trees on Brougham Street were removed after poisoning. The trees were opposite numbers 66 and 74 Brougham Street, approximately 100 metres north of the planning proposal properties. Two Water Gums have been planted as replacements.

Recommended action: no change.
