

# **Attachment C**

**Submissions**

**From:** Tarquin Teong

**Sent on:** Tuesday, October 17, 2023 9:14:09 AM

**To:** Nick Reid; dasubmissions

**Subject:** Submission - D/2023/887 - 136 Hay Street HAYMARKET NSW 2000 - 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 Nick,

I refer to the above DA and object to the permitted height exceeding 55m. The architectural roof feature is unnecessary to the project and it impedes on the amenity and views of surrounding residents. The apex can be modified to a more useful flat garden roof in line with the concept of the "green roof zone" and the height should be capped at 55m. The building must not exceed this height.

Please send an acknowledgement that my submission has been received.

Thanks

Tarquin Teong

On Mon, 16 Oct 2023 at 12:50, Nick Reid <NReid> wrote:

Hi Tuin,

As discussed over the phone, you can make a submission on the DA either by viewing the application on Council's DA tracker (<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2165309>), and clicking "comment on this application", or you can email [dasubmissions@cityofsydney.nsw.gov.au](mailto:dasubmissions@cityofsydney.nsw.gov.au), or email me directly, and I will forward your submission to the email address.

# D/2023/887

|                        |   |
|------------------------|---|
| Address                | 136 Hay Street HAYMARKET NSW 2000   |
| Applicant              | THE TRUSTEE FOR PLATINUM UNIT TRUST   |
| Description            | Construction of a sixteen (16) storey mixed use building with four (4) basement levels, comprising of retail tenancies, supermarket, 318 hotel rooms and associated facilities, and basement car parking. |
| City of Sydney contact | Nick Reid   |
| Estimated cost         | \$104,334,709.00  |
| Lodged date            | 29/09/2023  |
| Status                 | Being assessed  |
| Exhibition period      | 09/10/2023 to 07/11/2023  |

Find out how to prepare feedback and comment on this application.

Map

Progress

Documents

Site history

Nick Reid  
Special Planner  
Planning Assessments



[cityofsydney.nsw.gov.au](http://cityofsydney.nsw.gov.au)



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

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**From:** Tony C

**Sent on:** Wednesday, October 18, 2023 10:40:06 AM

**To:** dasubmissions

**Subject:** Submission - D/2023/887 - 136 Hay Street HAYMARKET NSW 2000 - Attention Nick Reid - objection to height of building

**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 refer to the above development and strongly object to the height exceeding 55 meters which includes the roof feature.

The outlook, light and views of nearby residents will be blocked by this architectural roof feature which in my opinion is not required. A small flat roof to the top of the building enabling this area to be used as a green roof is better than a sloping unusable roof.

The building must maintain the 55-meter height limit and concerns of neighbouring residents should be taken into account when approving this building.

Thanks for your consideration. Please send an email acknowledgement of receipt.

Regards

Tony Cheung

**From:** Wong Johnny

**Sent on:** Monday, October 30, 2023 11:00:52 PM

**To:** dasubmissions

**Subject:** Submission - D/2023/887 - 136 Hay Street HAYMARKET NSW 2000 - 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.

To whom it may concern,

We are the owner of Unit 239/303-307 Castlereagh Street, Haymarket NSW 2000.

With reference to the above application, we have objection to it as we think there will be a big impact during the construction period including the noise

Also the sixteen storey mixed building is too high to loss most of views.

Thanks for your consideration.

Kind regards,

The owners

**From:** Belinda Thomas  
Monday, November 20, 2023 4:25:08 PM  
**Sent on:** dasubmissions  
**To:** Submission - D/2023/887 - 136 Hay Street HAYMARKET NSW 2000 - Attention Nick  
**Subject:** Reid  
**Attachments:** ISPT Submission D 2023 887 at 136 Hay Street.pdf (245.3 KB)

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Please see attached submissions.

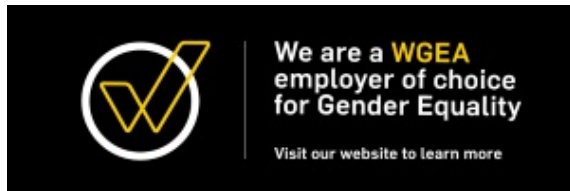
Kind Regards

**BELINDA THOMAS**

ASSOCIATE DIRECTOR



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20 November 2023

Mr Nicholas Reid  
Specialist Planner  
City of Sydney Council  
Via NSW Planning Portal

Dear Mr Reid

## **SUBMISSION - D/2023/887 - 136 HAY STREET, HAYMARKET**

### **1. INTRODUCTION**

This is a submission on behalf of the landowner of 477 Pitt Street, Sydney (**site**) – being ISPT, regarding development application D/2023/887 - 136 Hay Street, Haymarket (**the proposal**).

**The proposal** seeks the construction of a sixteen (16) storey mixed use building above four (4) basement levels, comprising retail uses and visitor/tourist accommodation. The proposed hotel is supported by the provision of public art and associated public domain upgrades.

ISPT welcomes **the proposal** and is broadly supportive of the proposed high quality built form on a currently underutilised site, providing for a variety of retail and hotel uses which will contribute to the economic development and vitality of the site and locality and within proximity to significant network of public transport.

To inform the next steps by the City of Sydney Council (Council) this submission provides an outline of how **the proposal** relates to the ISPT **site** and makes recommendations for consideration in the assessment and finalisation of the proposal including the following:

- Connecting the proposal into the existing surrounding city fabric; and
- Details of the construction staging and project delivery.

This submission requests that the proposal reflects these key principles. The landowners look forward to receiving updates from Council with the finalisation of the DA process.

### **2. SITE LOCATION IN CONTEXT OF THE CSSP**

The ISPT **site** known as 477 Pitt Street, Haymarket is identified as Lot 1 in DP 633690, refer to **Figure 1**. The **site** occupies a street block and is bound by Pitt Street to the east, Hay Street to the north, Parker Street to the west and Barlow Street to the south. The site has an area of 5,952sqm. The **site** contains a number of buildings including: a 31-storey commercial office building with a nine-storey mid tower; a local heritage item "Former Presbyterian Manse (461-465 Pitt Street) including interior"; a

local heritage item “Former Fire Engine House including interior”; and a local heritage item “Former “Australian Gaslight Co” including interior”.

The site is located opposite the proposal to the south west (35m away) and has a direct interface to Belmore Park. ISPT is a long-term investor in the southern CBD area. A recent development application (D/2020/468) was approved on 12 November 2020, for alterations to the existing buildings on site including cladding works to the 31-storey commercial building, works to ground plane and building podium, and alterations and repair works to heritage listed buildings. These works have commenced and re-inforces the commitment of ISPT to support quality commercial floorspace and building stock in and around the precinct, therefore ISPT are keen to see the continued renewal and success of the area.



Figure 1 – Site location in context of the proposal

Source: Nearmaps



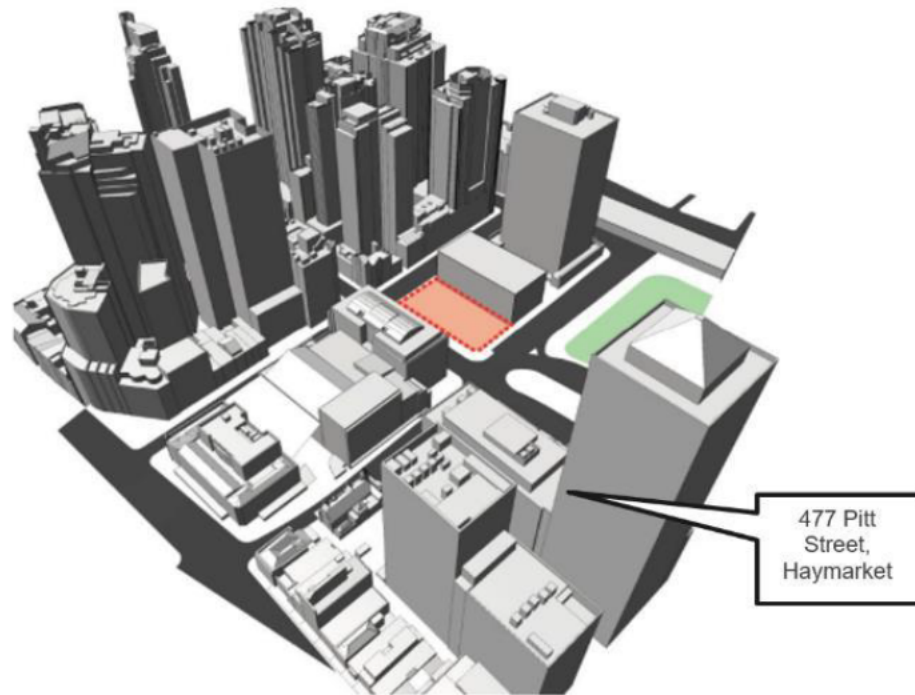


Figure 2 – Site Context

Source: BVN

### 3. SUPPORT FOR THE PROPOSAL

It is noted **the proposal** is the same as previously approved by Council under D/2017/727 (as amended), with the exception of minor floor level adjustments described within, however these to not alter the use, form, scale, yield or operational aspects of the development.

ISPT support the core intent of **the proposal** to provide high quality built form, for vibrant mix of uses, with retail and commercial uses accompanying the primary hotel component. The proposed hotel use would provide for an improved economic function, providing greater diversity in employment, greater activation of the city centre for longer hours of the day and a greater multiplier effect of economic benefit.

**The proposal** will create another anchor in the southern Central Business District (CBD) with strong mix of uses which will enhance the vibrancy of the area, increase pedestrian connections and improve the overall quality of the area. The concept of investing and adding the additional hotel floor space and mix of uses into the precinct will support improved vibrancy and street character whilst strengthening the attractiveness of the southern city core for business

**The proposal** is an important catalyst for strengthening the core commercial offering in the city south precinct and the proposal provides a framework to build off this over subsequent decades. **The proposal** will help facilitate the desired end state being that the city south precinct is a strong and attractive commercial anchor and destination at the south end of the CBD.

To be a successful proposal, it is important to consider how it integrates with the surrounding context. The focus for ISPT is how **the proposal** will not just create a building and hotel, but how it will lift and



support the whole surrounding precinct. As part of finalising **the proposal**, we request that the Council consider the following key points:

### **Connection of the Proposal into the existing city fabric.**

ISPT as a key stakeholder and long-term investor in the city, has a keen interest in seeing the southern part of CBD growing over time in terms of scale and commercial competitiveness leveraging from catalyst projects, but it is important that **the proposal** does not “turn its back” on the surrounding area.

In supporting this development application Council should focus on the more macro considerations in terms of the greater area and how to improve the activation and vitality of the surrounding precinct through pedestrianisation and foot traffic not just the site itself.

There is a great placemaking opportunity and catalyst for regeneration of southern CBD. It is important Council consider how **the proposal** will connect with the surrounding area, for the whole southern CBD to benefit from the significant investment in built form, pedestrian activation and employment. Further clarification in how the precinct will stitch into the surrounding context is sought particularly in terms of neighbouring buildings and pedestrian flows, as part of on-going regeneration of the area.

### **Staging and Delivery of the Project**

**The proposal** is still only at the development application stage, however further clarification is sought as to how **the proposal** will be delivered. What is the anticipated timing and length of the construction process once DA approval is obtained? This is to take account of the forecast time frames of delivery and how the impacts of prolonged construction activity on the surrounding precinct will be managed effectively.

## 4. CONCLUSION

The proposal seeks the construction of a sixteen (16) storey mixed use building above four (4) basement levels, comprising retail uses and visitor/tourist accommodation. The proposed hotel is supported by the provision of public art and associated public domain upgrades.

In summary the vision for the proposal to provide high quality built form, for vibrant mix of uses, with retail and commercial uses accompanying the primary hotel component is supported by ISPT and the following recommendations are requested to be considered and clarified in the finalisation of the proposal.

- **Recommendation 1:** Further clarification in how the proposal will stich into the surrounding context, particularly in terms of neighbouring buildings and pedestrian flows.
- **Recommendation 2:** Further guidance is requested on the proposal and delivery strategy for the proposal to ensure impacts on the surrounding precinct will be effectively managed.

We thank you for the opportunity to contribute to the planning process. We look forward to Council's consideration of the matters raised and please do not hesitate to contact the undersigned with any questions or clarifications.

Yours sincerely,

A rectangular grey box redacting the signature of Belinda Thomas.

Belinda Thomas  
Associate Director

Two horizontal grey bars redacting contact information, likely a phone number and an email address.