

Attachment F

Submissions

From: Katie Powell [REDACTED]
Sent on: Tuesday, October 10, 2023 12:36:47 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2023/265 - 256 Crown Street DARLINGHURST NSW 2010
Attachments: Soho club.docx (9.03 KB)

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Hi DA team,

I am the owner of 30 Langley Street, a terrace house situated behind 256 Crown Street.

I would like to submit concerns regarding this proposal regarding;

My main concerns are noise, sanitation and traffic.

-

I am in support of projects that provide an uplift to the area of Darlinghurst however I feel they need to be carefully considered if appropriate for the area and the long-term impacts on the area and local residents.

Having a private internationally renowned super club with a rooftop pool is going to significantly result in increased traffic (vehicles and pedestrians), noise issues, sanitation problems and illegal activities.

I have major concerns regarding the consequences for Langley Street and other surrounding streets. As such, I do not believe the planning agreement is sufficient to mitigate negative impacts on surrounding residents and visitors.

The previous proposal re the closure of Foley Street between Crown and Langley Streets and the implementation of a shared zone in the balance of Foley Street will mean vehicle traffic must use Kells Lane and Langley Street. Soho Club and other previous developments in the areas will certainly increase vehicle traffic volumes, including service vehicles, on Kells Lane and Langley Street. We have enough issues already regarding traffic, these laneways are not big enough to cater for traffic. They are too small and the houses are already regularly being damaged by trucks that pass through.

Various actions are occurring with the intention to activate the area, including nighttime economy expansion, which will contribute to a general uplift in pedestrian traffic in the area and in Kells Lane and Langley Street. Kells Lane and Langley Street have no footpaths at all, forcing pedestrians to share space with vehicles.

As a current resident and frequent pedestrian user of both Kells Lane and Langley Street, I am concerned that pedestrian safety will be further compromised because the planning agreement scope is not sufficient.

I would like to see an expansion to Kells Lane and Langley Street. Ideally, Kells Lane and Langley Street before any big developments are approved. We have been asking for this for years and asked for Langley Street to be repaved like other laneways in the area such as Woods Lane and Little Burton Street.

In addition to traffic concerns, sanitation is a huge issue. We have been constantly contacting the council about the rubbish concerns in Langley Street, it is basically used as a dump and the social housing building also contributes to this issue and the council still does not attend regularly enough. There has been an increase in rats and roaches and sanitation is a big concern to residents. There is also a huge drug issue in the area and adding more commercial clubs is certainly only going to escalate these issues further.

Soho house rubbish collection I assume will cause more chaos to these existing issues.

Noise is another problem, we do not want our laneways to become part of grand nightclubs. Whatever happened to protecting residents and letting us live in peace? We already are woken up daily by the garbage trucks (public and private collections). Shady pines every night is clinking 100s of bottles and this is so noisy, having another business that is going to be substantially contributing to rubbish collection, traffic logistics and noise is unacceptable unless you arrange for another place for rubbish to be collected besides Langley Street.

We are fed up with being forgotten about and putting up with all this chaos.

We naturally want an uplift to the area but feel that this proposal is too far and the existing building would be much more suitable for residential living. I am in support of this happening in the area but not on Crown Street, it needs to be protected and I feel residential living needs to be respected.

Regards,

Katie Powell

From: Julia Errington <JErrington@cityofsydney.nsw.gov.au> on behalf of Julia Errington <JErrington@cityofsydney.nsw.gov.au> <Julia Errington <JErrington@cityofsydney.nsw.gov.au>>
Sent on: Monday, August 28, 2023 12:31:51 PM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: FW: D/2023/265

Please register the below as a submission. Thank you!

From: Martin Batty [REDACTED]
Sent: Monday, August 28, 2023 9:28 AM
To: Julia Errington <JErrington@cityofsydney.nsw.gov.au>
Subject: D/2023/265

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 Julia Errington,

I'm sorry I missed the deadline to send feedback on this DA. In case you are still considering submissions, my feedback is below.

I live at 219 Crown Street, near the site of the DA.

I support this application. I think it aligns with the rejuvenation of the Oxford Street precinct and Darlinghurst overall. It will provide jobs in the area and attract investment.

I think the key areas where the applicant must be mindful of their effect on the local community are:

- 1) making sure noise is managed (it's already a noisy street so this applies within reason).
- 2) making sure the venue's waste is well managed so it doesn't spill onto the street.

Thank you,

Martin Batty

From: [REDACTED]
To: [REDACTED]
Cc: [DASubmissions](#); henry@henrywilson.com.au
Subject: Re: Submission - D/2023/265 - 256 Crown Street DARLINGHURST NSW 2010 - Attention Julia Errington
Date: Wednesday, 24 May 2023 3:15:28 PM

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Hi Julia,

Following on from Matt's concerns. The noise and foot traffic that emanates from Shady Pines into Langley st is substantial. I am concerned that having two drinking venues in this building will contribute to significant additional noise.

- is there a possibility to move Shady Pines entry to Crown st?

Additionally - i'd like some further clarification of the terrace on Langley st. This appears to be an outdoor entertaining space and windows at roughly the level of my living room. I'm concerned about privacy and noise at this level.

Happy to discuss further over the phone.

Very best,

Henry

On Tue, 16 May 2023 at 15:49, McGrath, Matt <[REDACTED]> wrote:

Hi Julia,

I have not heard back from you, and we only have two days left for submissions. Could we possibly have a call on the phone tomorrow to understand our concerns please?

Best, matt

From: McGrath, Matt <[REDACTED]>
Date: Friday, 5 May 2023 at 3:14 pm
To: dasubmissions@cityofsydney.nsw.gov.au
<dasubmissions@cityofsydney.nsw.gov.au>, [REDACTED]
[REDACTED]
Subject: Submission - D/2023/265 - 256 Crown Street DARLINGHURST NSW 2010 - Attention Julia Errington

Hi Julia,

My name is Matt McGrath, and my property is at 46 Langley Street. I've copied my neighbour Henry Wilson who resides at 257 Palmer Street. Our properties will be the most affected by this development we believe. We would like to discuss issues relating in particular to noise which we believe will have a significant impact on our properties which are directly adjacent to the new Soho House development. The sleeping areas in our properties are less than 5 meters from the open bar areas of the development and this is of great concern for us.

Could we please have a meeting or call to discuss? Please reply to us both with a time to discuss or meet. [REDACTED].

Kind regards matt

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From: Vincent Santos [REDACTED]
Sent on: Thursday, May 18, 2023 4:16:16 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2023/265 - 256 Crown Street DARLINGHURST NSW 2010 - Attention Julia Errington
Attachments: 230518 DA265 Darlinghurst Submission.pdf (877.87 KB)

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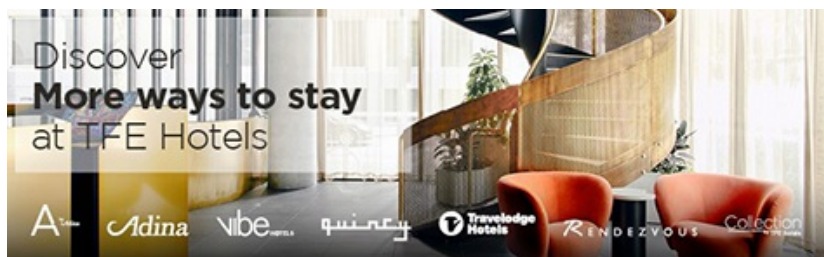
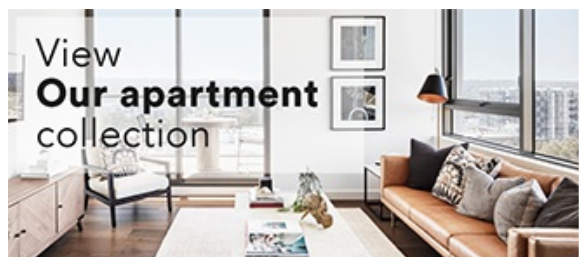
Attn: Julia Errington

Please find attached our submission in relation to D/2023/265.

Vincent Santos
Senior Development Manager | Development & Construction



[REDACTED]
Level 5, 45 Jones Street, Ultimo NSW 2007
PO Box 1745, Strawberry Hills, NSW 2012
toga.com.au | tfehotels.com



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18 May 2023



Monica Barone
Chief Executive Officer
City of Sydney
Level 2, 456 Kent Street
Sydney NSW 2000

Attention: Julia Errington (Council Officer)

**Submission to D/2023/265
256 Crown Street, Darlinghurst**

Dear Ms Errington,

Thank you for the opportunity to make a submission relating to the Development Application D/2023/265 at 256 Crown Street, Darlinghurst (the DA). We write as the developer of the neighbouring Oxford & Foley development site immediately south at 82-106 Oxford Street, Darlinghurst.

While we do not object to the DA, the purpose of our submission is to outline our concerns and recommend amendments and further information be provided by the Applicant to ensure compliance with the relevant planning controls, minimise amenity impacts, and facilitate the orderly construction and operation of both the proposed development and Oxford & Foley development. Specifically, our submission raises the following key concerns:

- Built form's non-compliance with the Sydney Development Control Plan 2012's (Sydney DCP 2012) controls relating to number of storeys and setbacks;
- view loss impacts from the non-compliant built form;
- capacity for the surrounding street network to facilitate the loading and servicing of the site and management of this; and
- impact of construction on the adjacent concurrent upgrading of Foley Street and refurbishment of 82-106 Oxford Street, Darlinghurst.

Each of these items is discussed in further detail below.

2.0 Built Form

While the proposed built form complies with the alternative height of buildings development standard of 23m for the site, it does not comply with the Sydney DCP 2012's controls relating to building height in storeys and setbacks. As discussed in this submission, the alternate height control (23m rather than 15m) is also predicated on ensuring the delivery of cultural and creative floorspace. Non-compliance with these controls are of particular concern as they result in significant view loss impacts explained in **Section 3.0** below.

2.1 Building Height in Storeys

The site is subject to a maximum of five storeys under the Building Height in Storeys Map within the Sydney DCP 2012. However, six storeys are proposed. This is of particular concern because the proposal does not comply with Provision 5.11.5.1(4) which states that “one and two storey additions to existing buildings, roofs, plant, lifts, stairs and associated overruns and equipment are to be no more than 10 metres higher than the uppermost ceiling height of the existing built form as at 1 January 2021...”.

Non-compliance with this provision and intended built form under the combined LEP/DCP controls has resulted in a top storey and plant above that contains significant bulk that includes a sloped plant area across the entirety of the southern façade, which significantly adds to visual bulk and view loss impacts to our site. A compliant design would result in the loss of a storey and potential for a smaller and lower plant area on the roof level, reducing visual bulk and view loss impacts across the length of the façade.

Southern Elevation

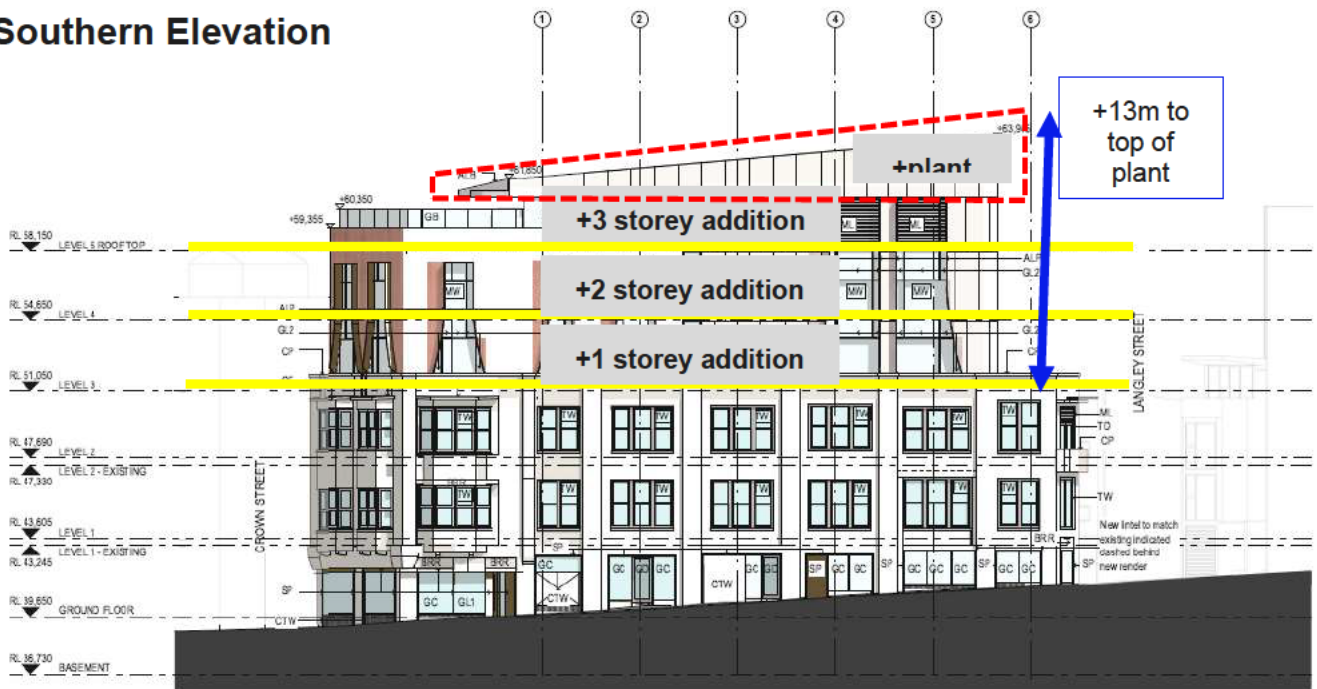


Figure 1 Southern Elevation of proposed development with markups

Source: Architectural Design Report – 256 Crown Street, Darlinghurst, tonkinzulaikhagreer

2.2 Setbacks

We are also concerned that the proposed built form contains clear non-compliance with the 3m setback controls for new additions above contributory items which translates directly to impacts to the streetscape, approach to additions within the heritage conservation area, and potentially significant view impacts. As a result of the non-compliance, the proposed built form does not meet objective 5.11.5.3(c) to “reduce the visual dominance of upper storey additions...”.

A built form with a compliant setback would result in a much less dominant built form when viewed from the corner of Crown Street and Oxford Street to the south and would result in a more consistent transition in building height along Crown Street as evidenced in **Figures 2 and 3** below. It is also noted that the proposed nil setback would be inconsistent with the new addition above 82-106 Oxford Street which has a generous setback to Crown Street.

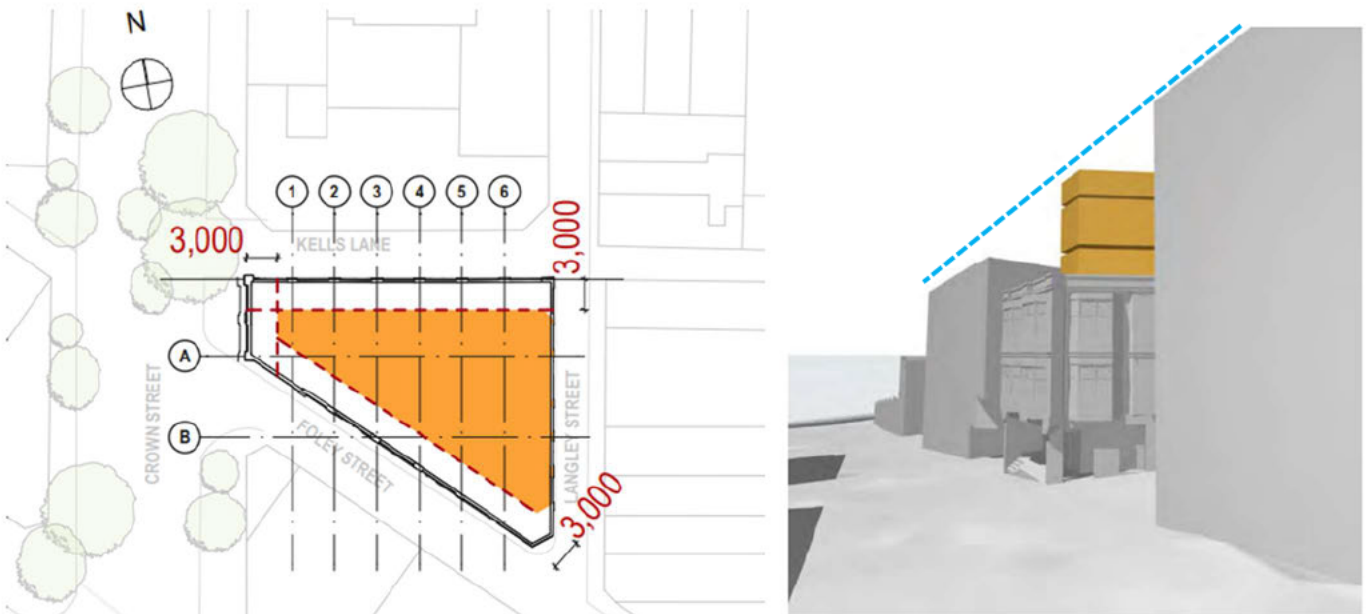


Figure 2 Built form with compliant 3m setback viewed in plan and from the corner of Crown Street and Oxford Street

Source: Architectural Design Report – 256 Crown Street, Darlinghurst, tonkinzulaikhagreer



Figure 3 Built form with zero setback to Foley Street, Crown Street and Kells Lane viewed in plan and from the corner of Crown Street and Oxford Street

Source: Architectural Design Report – 256 Crown Street, Darlinghurst, tonkinzulaikhagreer

3.0 View Loss and Impacts

The non-compliant built form gives rise to a primary concern which is the view loss impact to our site. Given the orientation of the site and views to iconic landmarks within Sydney (including St Marys Cathedral, Opera House and Harbour Bridge) the proposed built form (including non-conforming setbacks) is likely to have severe impacts on these iconic views. To this end, the Applicant has not provided a view loss study in accordance with the principles of *Tenacity*.

We believe that a view impact/loss analysis and including visualisations from our site must be undertaken to determine the impact and reasonable of view loss, particularly when they may directly correlate to non-compliances with the intended planning outcomes to be delivered as set out under the Oxford Street Cultural and Creative Precinct in the LEP and DCP. We recommend that the Council requires the Applicant to undertake further design development to investigate whether a more compliant a skilful design could be proposed which reduces the view loss impacts to our site.

4.0 Loading and Servicing

As set out in the description of the proposal in the SEE, “loading and servicing facilities for the proposal will occur from available on-street parking spaces proximate to the site. Similar to the arrangements for car parking, it is not possible for service vehicles to egress the site in a forward direction”.

As there is no onsite loading and servicing proposed, we are concerned that future loading operations and servicing facilities that occur on Foley Street may impact with the intended outcomes, for activation and

18 May 2023



pedestrian safety along Foley Street. We request that further information be provided in relation to this aspect of the proposal.

5.0 Construction Impacts

We are also concerned with the proposed use of Foley Street as a construction zone as identified within the constructability report accompanying the DA. Any use or closure of Foley Street will need to be coordinated with the use of Foley Street as a construction zone for the Oxford and Foley development, and the public domain upgrades to Foley Street. It is imperative that the construction of both developments and the upgrade of Foley Street are coordinated.

6.0 Conclusion

We thank you for the opportunity to make a submission relating to the Development Application D/2023/265 at 256 Crown Street, Darlinghurst. We are supportive of the DA in principle, as we appreciate and are committed to the rejuvenation of the broader Oxford Street Cultural and Creative Precinct. However, this rejuvenation must be undertaken in a consistent and considered manner which respects Council's planning controls and minimises amenity impacts on surrounding neighbours. Specifically, our submission has raised the following concerns which we would like the Applicant to address:

- The built form's non-compliance with the Sydney Development Control Plan 2012's (Sydney DCP 2012) controls relating to number of storeys and setbacks.
- View loss impacts from the non-compliant built form.
- Capacity for the surrounding street network to facilitate the loading and servicing of the site.
- Impact of construction on the adjacent concurrent upgrading of Foley Street and refurbishment of 82-106 Oxford Street, Darlinghurst.

We trust that this submission will assist Council in its consideration of the DA and we look forward to hearing how our concerns have been addressed.

Yours sincerely,

Vincent Santos
Senior Development Manager
Toga

From: David Kennedy-Cosgrove [REDACTED]

Sent on: Wednesday, May 17, 2023 9:03:40 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Ref DA: D/2023/265, 256 Crown Street DARLINGHURST NSW 2010

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.

Hi Julia

Regarding DA Notification: D/2023/265, 256 Crown Street DARLINGHURST NSW 2010

As a resident of 28 Langley Street, I'm keen to lodge my support for this development application providing the council include provisions around the three concerns I have regarding the rear loading bay of 256 Crown St, on the corner of Langley Street and Kells Lane.

1. I would expect a restriction to be included that bans use of the back entrance loading bay on the corner of Langley St and Kells Lane, specifically for deliveries or rubbish removal, between the hours of 9pm to 7am on weekdays and 9pm to 9am on weekends. As you can appreciate, having heavy duty vehicles making large deliveries, rubbish being collected (specifically the very loud noise that comes from bottles being dropped into containers or trucks), staff chatting whilst on breaks will wake or disturb the peace of nearby residents on Langley Street.

2. In addition, I would want reassurance that staff will not gather outside the rear of 256 Crown St, backing on to Langley St and Kells Lane to take their breaks within the same time periods.

3. It's also a big concern that the business may leave their rubbish bins out on Langley St or Kells Lane. I see this happening all over the city; large commercial bins left outside of the properties, sometimes for days on end, attracting rodents and causing incredibly bad smells (and not to mention eye sores) for local residents. Therefore, I would like restrictions put in place that prohibits any commercial bins or any waste being left on any of the streets surrounding 256 Crown St for any period of time, specifically on Langley Street or Kells Lane, e.g. all bins must stay inside 256 Crown St and be collected only from the loading bay at the previously mentioned designated times. Further to that, I would like to see that the business put proper pest control in place to mitigate rodents being attracted to the area, which is already at unacceptable levels.

If reassurances and inclusions in the DA can be provided to meet these concerns, then I am happy to lend my support to the application as I believe this will revitalise what is a dilapidated eyesore on the community's landscape. I also believe this will rejuvenate the immediate Darlinghurst and Surry Hills area, which is in desperate need of further public and private investment. I would like to see my local council support more rejuvenation and businesses initiatives such as this, which will ultimately make our city a better, safer, more prosperous and enjoyable city to live and work in. In addition, when you consider the dire commercial situation on Oxford Street, I believe the economic benefits to both employment and business that this will bring are extremely important, and long overdue.

I am happy for my details to be included in the publication of this submission.

Thanks,

David Kennedy-Cosgrove
28 Langley Street
Darlinghurst
2010

From: Julia Errington <JErrington@cityofsydney.nsw.gov.au> on behalf of Julia Errington <JErrington@cityofsydney.nsw.gov.au> <Julia Errington <JErrington@cityofsydney.nsw.gov.au>>
Sent on: Wednesday, May 17, 2023 10:45:39 AM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: 256 Crown Street Darlinghurst - D/2023/265
Attachments: Deny 01.jpg (94.81 KB), Deny 2.jpg (199.36 KB)

Please register submission below. Thank you!

From: David [REDACTED]
Sent: Tuesday, May 16, 2023 10:17 AM
To: Julia Errington <JErrington@cityofsydney.nsw.gov.au>
[REDACTED]
Subject: Re: 256 Crown Street Darlinghurst - D/2023/265

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 Ms Errington,

Thank you for organising to have the Elevations - 256 Crown Street Darlinghurst1_PAN-317584 paperwork loaded onto your system to have the document perused last week.

Now, I have an issue with the application number DA/2023/265 and propose it not be approved. The Amplified Cabaret room is the reason.

If I use the document : Elevations - 256 Crown Street Darlinghurst1_PAN-317584, recently loaded as the template for the levels of the building, the development application has conflicting information as part of your consideration for approval. Referring to the document and Page 2 of it, is the perspective I have looking at the proposed structure. It shows a North to South looking view of the proposal. The Basement is to be expanded. The current ground floor is ground floor, the current first is the first floor, the current second is the second floor, with proposed extensions of levels above these current floors.

By using this template as the reference for the levels of the floor of the building and where the Amplified Cabaret room is to be located there is conflicting information provided to you in a few documents.

The Architectural Design Report - 256 Crown Street Darlinghurst_PAN-317584 1970247-16216810, has the Amplified Cabaret room located on level 2 at the north west side of the building. Refer to page 16 of the stated document. It also has the Gym on level 1 and the Bar on level 3.

This document has a north to south aspect of design. A view from Kells Lane looking to the South. refer pic Deny 01

The Constructability Report - 256 Crown Street Darlinghurst_PAN-317584, has the Amplified Cabaret room located on the ground floor of the proposed application structure. Refer to page 24 of that report. It also has the Back of House (BOH) located in the basement underneath it, and the Spa on the first floor and the Gym on the second floor. This document has an East to West view of the building - A view from Langley street looking to the west. refer to pic Deny 02

There is also the flaw that the sound report has not taken into account the noise from the North west side of the development Application proposal where the Amplified Cabaret room is proposed to be located, regardless of the floor that it is, which is confused by the conflicting documents given to you. The only two sound reports are from a perspective, using Crown Street, at the rear of the property at the South East and North East perspective . The Amplified cabaret room is somewhere located at Crown Street which is the North West perspective of the development application proposal.

My residence is located on the north of the Kells lane border and as I spoke to you previously, my kitchen window looks directly into level 1 of the building, both existing and it seems the proposed new structure. My kitchen window is closer to Crown Street, than Langley Street.

The development application DA/2023/265 paperwork provided does provide for the exact location of the Amplified Cabaret room and I do not want to have the Noise and the noise pollution coming into my property up to midnight at all.

I ask you to please advise me of the location of the cabaret room by confirming with your documentation which currently shows a conflict of location of the Amplified cabaret room.

I await your information of the Amplified cabaret room exact location, and your response to my request for denying the DA based on the conflicts.

I Also request, because of these conflicts of information provided to your council, that the development application DA/2023/265 is not approved.

Regards,

David Chivers.
attach 2 x jpeg



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On Thu, 11 May 2023 at 15:51, Julia Errington <JErrington@cityofsydney.nsw.gov.au> wrote:

Hi David,

Thank you for your phone call today regarding 256 Crown Street Darlinghurst.

Our administration team has uploaded a reduced file document which will hopefully load more quickly. This should be available tomorrow on the website. In the meantime, please find attached the elevations relating to the proposal.

Kind regards,

Julia Errington
Specialist Planner (Mon-Thurs)
Planning Assessments



Telephone: +612 9288 5984
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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2.2

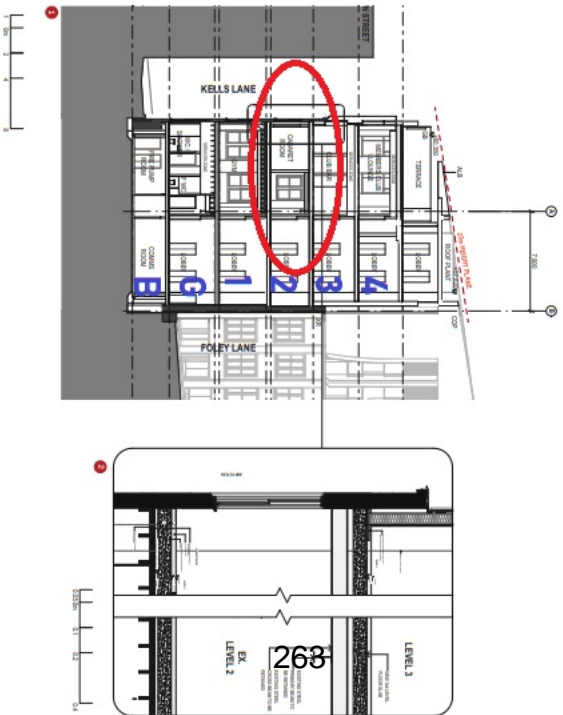
Massing

iv) Floor Levels

The proposal seeks to retain as much of the original existing building as possible. The existing original floor and structural elements through the building are proposed to be retained. New floors and structural elements are proposed to be added to the existing structure as form work in order to achieve both structural compliance as well as fire and acoustic separation.

- On levels 1 and 2 the existing floor structure has been retained and used to set the new floor slab on.
- The structural steel beams supporting the existing roof level have been retained and used to set the level for the new roof addition.

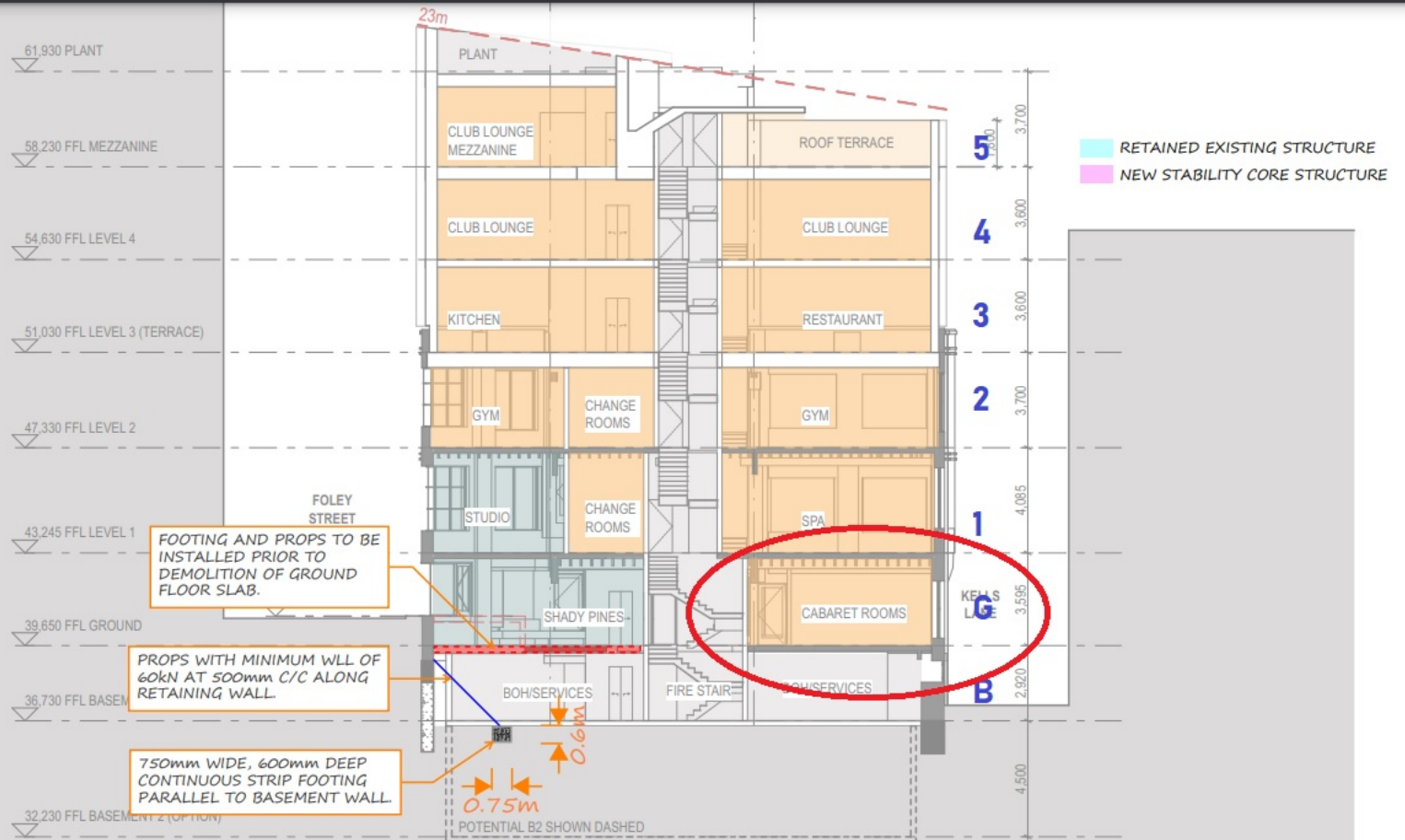
The adjacent building section (1) highlights the zones of the structural building up of existing roof level, and the Detail (2) indicates how this was used to set the level for the new roof addition.



3 Analysis of Proposed Building (showing retention of existing structure)

2 Concept Construction (highlighting retention of existing structure)

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From: McGrath, Matt <[REDACTED]>

Sent on: Tuesday, May 16, 2023 4:46:32 PM

To: dasubmissions@cityofsydney.nsw.gov.au; henry@henrywilson.com.au

Subject: Submission - D/2023/265 - 256 Crown Street DARLINGHURST NSW 2010 - Attention Julia Errington

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Hi Julia,

My name is Matt McGrath, and my property is at 46 Langley Street. I've copied my neighbour Henry Wilson who resides at 257 Palmer Street.

Our properties will be the one of the most, if not the most affected, by this development in terms of noise. We believe the outdoor bar area facing east will have a significant impact on our properties as they are directly adjacent to the new Soho House development across Langley Street. The sleeping areas in our properties are less than 5 meters from these open bar areas and this is of course a concern for us.

Can you please ensure that careful consideration has been made to noise abatement and reduction of late-night noise from this proximity. Any design solutions or reduction of the impact would be greatly appreciated. We support the redevelopment of this site as one that will add amenity and improve the appearance of the area which has badly needed upgrading. We appreciate your consideration.

Kind regards matt

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From: Michael Bailey <[REDACTED]>
[REDACTED]

Sent on: Monday, May 15, 2023 6:33:01 PM

To: [REDACTED]
[REDACTED]

Subject: Submission - D/2023/265 - 256 Crown Street DARLINGHURST NSW 2010 - Attention Julia Errington

Urgent: Low

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 Julia,

Myself Mike Bailey and my partner Mandy Saddington are owner occupiers of 32 Langley St, Darlinghurst.

Our email is not to oppose any of the proposed works for 256 Crown St, Darlinghurst but to have some clarification of what will affect us the most and that is the waste collection.

We have lived here 3 years and the biggest challenge will be the behaviours of some residents/visitors within the area.

I note in the Plan of Management document bins will be placed outside 30 mins prior to collection. May I ask where the bins will be placed? Will it be closer to Langley St or Crown St side? Reason I ask is you will find some residents/visitors will deliberately kick bins over and a lot of people will go through the bins looking for food. It always happens and will no doubt continue to happen once SOHO is built.

Also the frequency of the collection service. At the moment its very minimal so I expect more services will be arranged. At this stage is there any option to collect via Crown St and not cnr Kells Lane and Langley St?

Our bedroom is located on this corner(Kells and Langley) and we are shift workers. From time to time if the window is open dust/waste etc has a habit of flying into the window (depending on the direction of the wind) and some providers have there truck sitting there longer than necessary.

Vermin will be an issue when starting renovations – a lot of rats are located in that basement. Could SOHO place additional baits in Kells Lane and Langley St out please.

Apart from the waste issue the other biggest deal to us would be smokers. Can SOHO please ensure none of their staff/patrons smoke outside or near our house. We had an issue with the Playhouse which was resolved promptly.

These are the only 2 points that will directly affect us on a day to day basis. We support and look forward to when SOHO is built.

[REDACTED] if you wish to contact me.

Kind Regards,

Mandy Saddington

Sent from [Mail](#) for Windows

From: Daniel Pascale [REDACTED]
[REDACTED]

Sent on: Wednesday, May 10, 2023 9:33:39 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/265 - 256 Crown Street DARLINGHURST NSW 2010 - Attention Julia Errington

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.

Hi City of Sydney Council,

I am writing to express my strong support for the proposed development at 256 Crown Street in Darlinghurst. As a resident of 221 Crown Street, I believe that this project will have a tremendously positive impact on the area, both aesthetically and economically.

I am not alone in my endorsement of this development. It is a welcomed change that is eagerly anticipated by residents of Darlinghurst. The project will breathe new life into the area and revitalise Darlinghurst and Oxford Street as a vibrant entertainment hub. With its beautiful facade and thoughtfully planned design, this project is sure to be a major asset to the area.

I am confident that this development will create new jobs, attract visitors to the area, and contribute to the continued growth and vitality of Darlinghurst. Thank you for considering my input, and I hope that you will support this exciting new project.

Sincerely,

Daniel Pascale

From: McGrath, Matt [REDACTED]

Sent on: Friday, May 5, 2023 3:14:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au; henry@henrywilson.com.au

Subject: Submission - D/2023/265 - 256 Crown Street DARLINGHURST NSW 2010 - Attention Julia Errington

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Hi Julia,

My name is Matt McGrath, and my property is at 46 Langley Street. I've copied my neighbour Henry Wilson who resides at 257 Palmer Street. Our properties will be the most affected by this development we believe. We would like to discuss issues relating in particular to noise which we believe will have a significant impact on our properties which are directly adjacent to the new Soho House development. The sleeping areas in our properties are less than 5 meters from the open bar areas of the development and this is of great concern for us.

Could we please have a meeting or call to discuss? Please reply to us both with a time to discuss or meet. My mobile is [REDACTED]

Kind regards matt

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From: matthew.bognar.com.au [REDACTED]

Sent on: Saturday, April 29, 2023 6:01:50 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Ref DA: D/2023/265, 256 Crown Street DARLINGHURST NSW 2010

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Hi Julia

I live in Crown Street and have reviewed the DA documents for Soho House.

I think the design is absolutely beautiful and this would be a great use of the building.

Kind regards,

Matthew Bognar

Regarding DA Notification: D/2023/265, 256 Crown Street DARLINGHURST NSW 2010