

Attachment D2

Submissions

From: David Jordan <[REDACTED]> on behalf of David Jordan
<[REDACTED]> <David Jordan <[REDACTED]>>

Sent on: Tuesday, May 7, 2024 5:53:54 PM

To: council@cityofsydney.nsw.gov.au

Subject: D/2024/230 - concern/objection

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Dear Sir/Ma'am,

We write, as concerned neighbours, about the proposed development at 355-357 Liverpool Street in Darlinghurst. We understand the proposal is to demolish the existing boarding house, undertake excavation for car parking and then construct a new building.

We are not against development of the site but believe the excavation for the car park will cause damage to our heritage building. Context for this is the building works opposite us caused cracking in our mortar and subsequent disturbance of window frames. We are only just repairing this and 349 Liverpool desires to excavate and now 355 Liverpool. This poses a significant risk to our building and potentially negates all the work done to date to preserve our heritage.

From what we can see on the proposed plans, the height of the building is not in line with the conservation of the area.

For your consideration and kind regards,

David Jordan and Louise Walsh
61/347 Liverpool St, Darlinghurst
[REDACTED]

From: Hidetaka Tanaka [REDACTED] > on behalf of Hidetaka Tanaka
<[REDACTED]> <Hidetaka Tanaka <[REDACTED]>>

Sent on: Monday, May 6, 2024 3:50:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au; council@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/230 - 355-357 Liverpool Street DARLINGHURST NSW 2010

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To whom it may concern,

I would like to object to the above application.

Although I am not against the redevelopment of the existing building, the proposed plan will have too much negative influence on the neighbourhood, namely excavation of the ground and the size of the proposed building (too big).

Warm regards,

Hidetaka Tanaka
347 Liverpool St, Darlinghurst NSW 2010

From: Lynne Bradfield <[REDACTED]> on behalf of Lynne Bradfield
<[REDACTED]> <Lynne Bradfield <[REDACTED]>>
Sent on: Wednesday, May 8, 2024 2:05:17 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Development application D/2024/230

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General Manager,
City of Sydney Council,
Sydney.

Dear Sir/Madam,

Submission in regard to
D/2024/230 Development Application
355-357 Liverpool St, Darlinghurst.

I am writing to you as an owner of 2 units in the 'Ballina Flats' block of units, 3-5 Darley St, Darlinghurst.

Having looked at the application plans and documents on the City of Sydney website, I have some concerns.

- I am worried the effect that the huge excavation will have on the building mentioned above and on those in the surrounding area, making their foundations unstable.
- I also note that the entrance to this proposed development would be moved to Darley Place which would add more traffic to Darley Street, both during the development and once the project is completed.
- The fact that this proposed building would look very different to the heritage Ballina Flats building and out of place in this area is a concern.
- The loss of sunlight to many of the apartments is worrying as is the total loss of their current views.

I do hope you might take notice of my concerns and those of other residents in the area when considering this proposed development.

Yours faithfully,

Lynne Bradfield.

From: Emma Rogerson <[REDACTED]> on behalf of Emma Rogerson
<[REDACTED]> <Emma.Rogerson@[REDACTED]>>
Sent on: Wednesday, May 8, 2024 8:27:41 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
CC: Corona Projects Pty Ltd <[REDACTED]>; [REDACTED]
Subject: D/2024/230 - 355-357 Liverpool Street, Darlinghurst - Submission
Attachments: Submission - 355-357 Liverpool Street, Darlinghurst.pdf (6.13 MB)

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 General Manager,

Please accept the attached submission in response to D/2024/230 at 355-357 Liverpool Street, Darlinghurst on behalf of the owners of 3-5 Darley Street, Darlinghurst.

Thank you,

Regards,

Emma Rogerson

M.Urbanism (URP) (USYD)

B.ArchEnv (USYD)

Town Planner

Corona Projects Pty Ltd

Ph. [REDACTED]

Sydney - Suite 106/35 Spring Street Bondi Junction 2022 NSW

Sydney - Suite 16/895 Pacific Hwy, Pymble 2073 NSW

Melbourne - 92 Rupert St Collingwood 3066 Vic



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In English:

<https://youtu.be/O5W-cc5D5Og>



05 May 2024

The General Manager
City of Sydney Council
Level 2, 456 Kent Street
SYDNEY NSW 2000

Dear Sir/Madam,

**Submission in regards to D/2024/230 Development Application (“the DA”)
355-357 Liverpool Street, Darlinghurst**

“Demolition of existing boarding house, excavation and construction of a new part 5 and part 8 storey residential flat building, containing 2 basement levels with 16 parking spaces, 19 apartments, rooftop communal open space and vehicle access from Darley Place..”

Corona Projects has been engaged by the property owners of 3-5 Darley Street, Darlinghurst (“Ballina Flats”) to undertake an assessment of D/2024/230 and provide a submission to Council on their behalf. 3-5 Darley Street lies to the east of the development site at 355-357 Liverpool Street. This assessment is based on a review of the development application plans and documents available for inspection on City of Sydney Council’s website and a site visit.

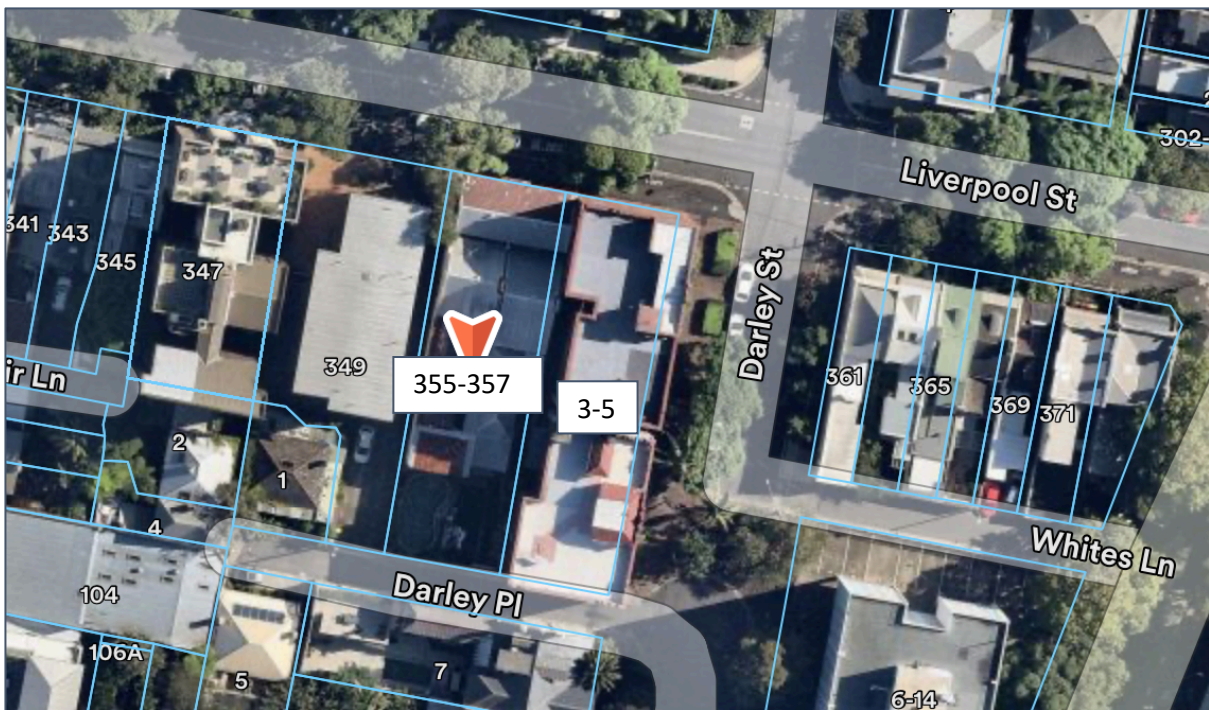


Figure 1 – Site Locality Map (NearMaps, 2024)



Figure 2 – Development site viewed from Liverpool Street (Corona Projects, 2024)

1. Introduction

The new residential flat building proposal at 355-357 Liverpool Street raises considerable concerns regarding:

- Solar access and overshadowing
- View loss, visual bulk and loss of outlook
- Traffic and parking
- Acoustic impact and noise pollution
- Ventilation
- Heritage impact
- Construction impacts – Noise, Vibration, Dust, Waste Management, Structural Damage, Traffic and Parking
- Non-compliances with applicable planning controls

Consequently, D/2024/230 will pose an unacceptable impact on the residential amenity of 3-5 Darley Street and on the character of the locality.



2. Solar Access and Overshadowing

At present the west-facing windows of 3-5 Darley Street receive pleasant sunlight throughout the afternoon on the Winter Solstice, providing the west-facing units with solar amenity and reducing the reliance of non-renewable energy sources for the home. Most of the west-facing units at 3-5 Darley Street do not have window openings to any other elevation, rendering the west-facing windows their only source of sunlight.

3-5 Darley Street contains two residential flat buildings (“Ballina Flats”) which Council have identified as a Heritage Item (#I275) under the *Sydney Local Environmental Plan (SLEP) 2012* for their high level of heritage significance due to their well-preserved Art-Deco Inter-War architectural style and distinct face brickwork. The shared stairwells of the Ballina Flats contain decorative leadlight west-facing windows which contribute greatly to the heritage significance and character of the Item when sunlight and daylight shines upon them in the afternoon.

3-5 Darley Street contains communal open space and clothes drying areas on the rooftop of both buildings, which is highly used given the lack of balconies and private open space for the units. Sunlight to these rooftop areas is critical for outdoor recreation and clothes drying.

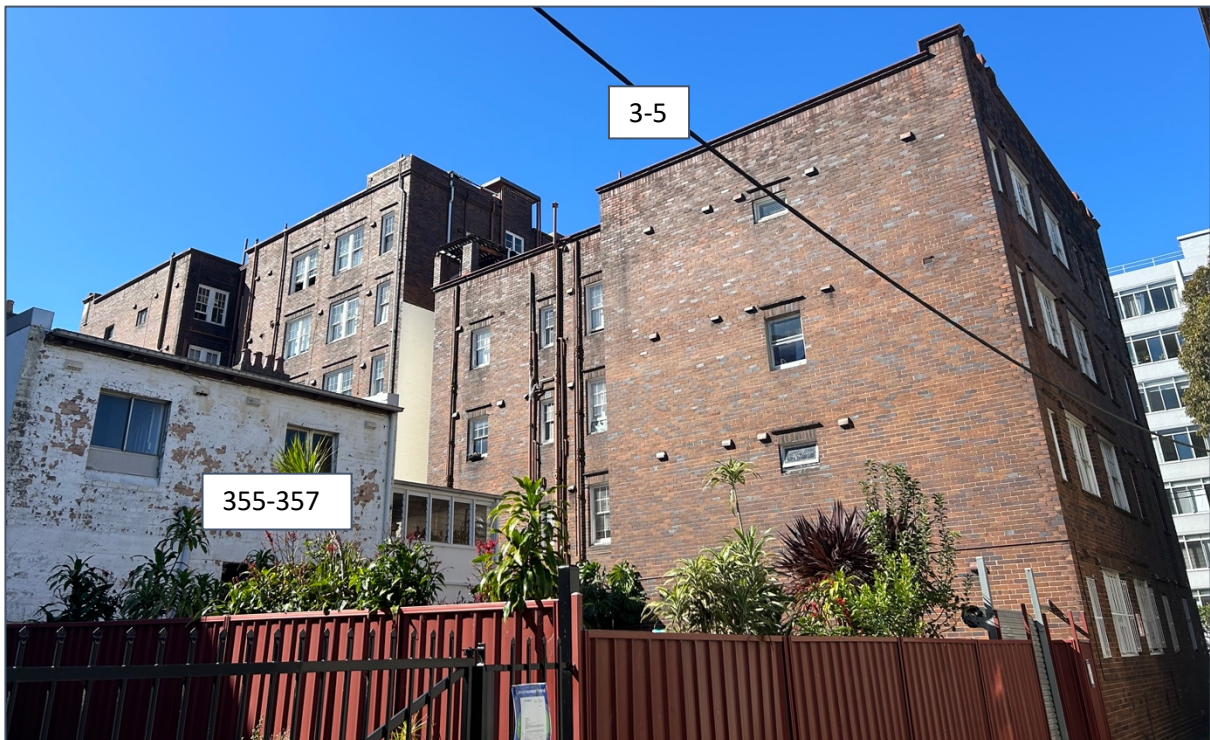


Figure 3 – West-facing facade of 3-5 Darley Street (Corona Projects, 2024)



ABN: 33 122 390 023

Suite 106, L1, 35 Spring Street, Bondi Junction, 2022

PO Box 1749 Bondi Junction NSW 1355

Ph:

Email:

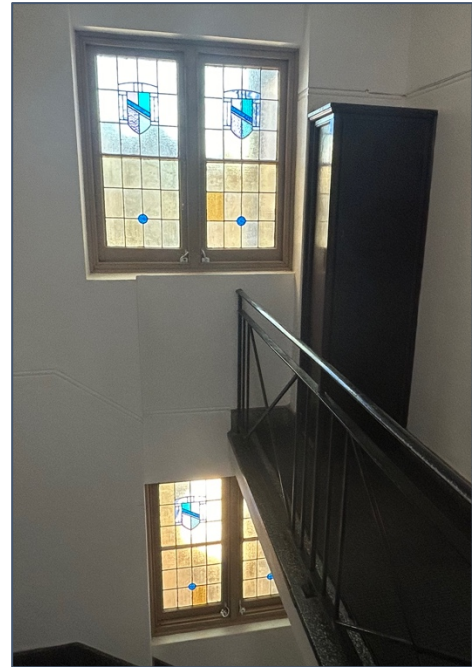


Figure 4 – West-facing leadlight windows at 3-5 Darley Street (Corona Projects, 2024)

As shown by the elevational shadow diagrams (drawing 5_03) submitted under D/2024/230, the DA will decrease the amount of sunlight received by many west-facing windows at 3-5 Darley Street, resulting in a likely non-compliance with the applicable solar access controls under Part 4.2.31 of the *Sydney Development Control Plan (SDCP) 2012* and the NSW Apartment Design Guide which requires:

4.2.3.1 Solar access

- (1) Development applications are to include diagrams in plan and elevation that show solar access to proposed apartments and the shadow impact on neighbouring development at hourly intervals between 9am, 12noon and 3pm on 22 March and 21 June. In some cases, Council may require hourly intervals.
- (2) Proposed apartments in a development and neighbouring developments must achieve a minimum of 2 hours direct sunlight between 9am and 3pm on 21 June onto at least 1sqm of living room windows and a minimum 50% of the required minimum area of private open space area.

Note: This provision applies to at least 70% of the apartments in a development (in accordance with the requirements of the NSW Residential Flat Design Code 2002).
- (3) New development must not create any additional overshadowing onto a neighbouring dwelling where that dwelling currently receives less than 2 hours direct sunlight to habitable rooms and 50% of the private open space between 9am and 3pm on 21 June.

The plan shadow diagrams (drawings 4_11 and 4_12) also show that D/2024/230 will decrease sunlight to the rooftop communal open space and clothes drying area of the southern-most building at 3-5 Darley Street.



Overshadowing is further exacerbated by the tree plantings proposed under D/2034/230, which include 7 x new podocarpus elatus (Illawarra Plum) trees along the eastern boundary which can grow to a height of 30 metres – possibly **obstructing all sunlight to west-facing units at 3-5 Darley Street**. The shadow diagrams prepared by the applicant has not considered shadow cast by these trees.

Even if the proposal did comply numerically with SDCP 2012 solar access controls, “reasonable sunlight” should be subject to consideration against planning principles established in *The Benevolent Society v Waverley Council (2010) NSWLEC 1082* and *Parsonage v Ku-ring-gai (2004) NSWLEC 347*.

Senior Commissioner Moore established the planning principles to properly assess the impact of solar access to open space in *The Benevolent Society v Waverley Council (2010) NSWLEC 1082* as it is concluded that

“overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guideline” and,

“for private open space to be assessed as receiving adequate sunlight, regard should be had to the size of the open space and the amount of it receiving sunlight. Self-evidently, the smaller the open space, the greater the proportion of it requiring sunlight for it to have adequate solar amenity. A useable strip adjoining the living area in sunlight usually provides better solar amenity, depending on the size of the space.”

The overshadowing by D/2024/230 is a direct result of “poor design” given the ability for a development to occur with a reduced bulk. Furthermore, the west-facing windows and communal open space and clothes drying rooftop of 3-5 Darley Street are the only windows for some units and the primary outdoor recreation/clothes drying area for the site, rendering the loss of sunlight to these areas of detrimental impact.

In addition, Senior Commissioner Roseth concludes in *Parsonage v Ku-ring-gai (2004) NSWLEC 347* that numerical guidelines should be applied with a great deal of judgement with the following example provided:

“Consider a dwelling that now receives sunlight all day. Taking away that sunlight from 9am till noon would satisfy most guidelines; and yet the occupants of such a dwelling are likely to perceive it as a devastating impact on their dwelling’s amenity”

The above example is identical to the circumstances imposed by D/2024/230 on the west-facing windows and rooftop of 3-5 Darley Street, where the Ballina Flats are highly reliant of westerly sunlight for amenity and heritage character.

It can therefore be reasonably concluded that D/2024/230 will impose an unjustified overshadowing impact on the west-facing windows and rooftop of 3-5 Darley Street that cannot be supported, in accordance with an assessment against both the SLEP 2012, SDCP 2012 and NSW Apartment Design Guide, and the findings under *The Benevolent Society v Waverley Council (2010) NSWLEC 1082* and *Parsonage v Ku-ring-gai (2004) NSWLEC 347*.

3. View Loss, Visual Bulk and Loss of Outlook

At present, the residents of 3-5 Darley Street enjoy iconic Sydney CBD skyline views and a pleasant open outlook from their west-facing windows and the rooftop communal open space areas.

As per figures 5 and 6, the significant additional bulk proposed under D/2024/230 will obstruct the entire skyline view in a westerly and south-westerly direction, gaining the entire view for most units and the rooftop areas of 3-5 Darley Street, displaying no form of view sharing. The open blue outlook will be drastically obstructed too, creating a sense of enclosure for the residents at 3-5 Darley Street.

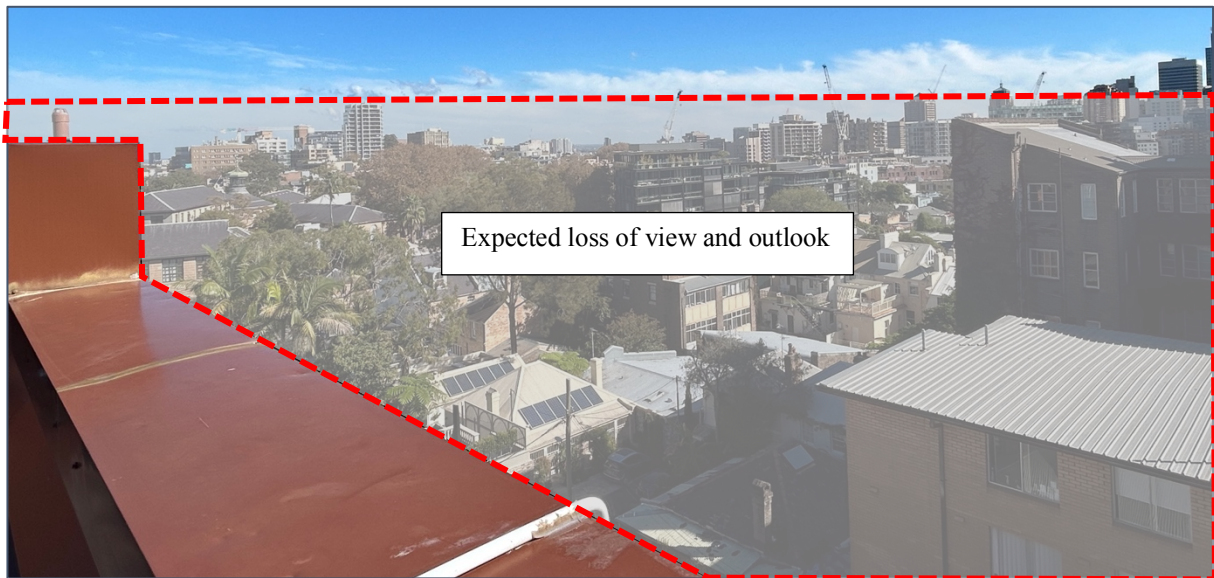


Figure 5 – Expected view loss from northern-most rooftop at 3-5 Darley Street, viewed in a south-westerly orientation (Corona Projects, 2024)

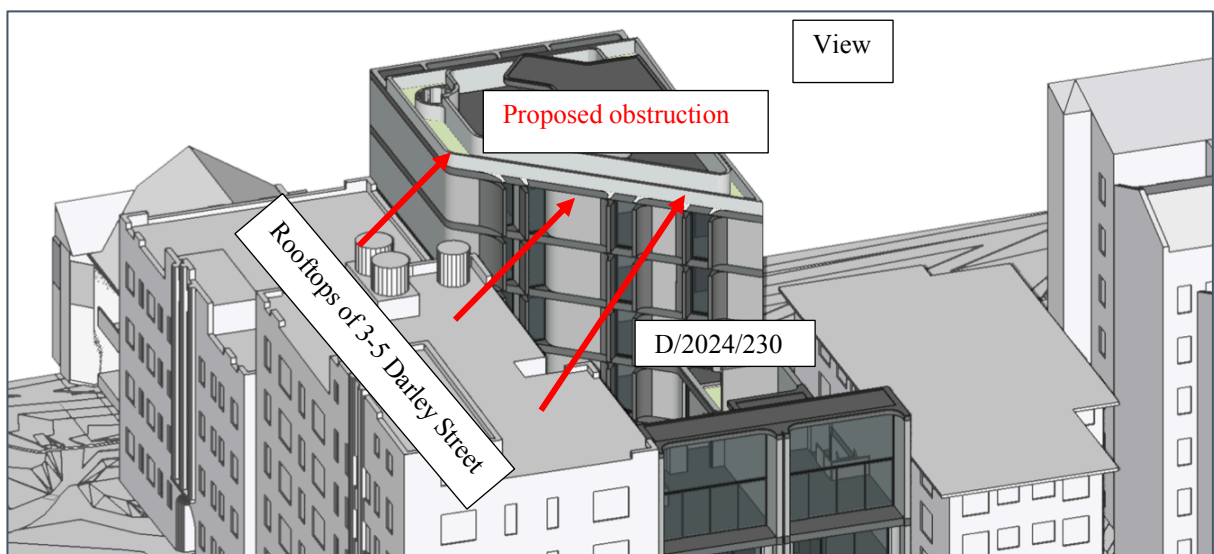


Figure 6 – Expected view loss (Google Maps, 2024)

The subject view is significant for its iconic contents, and is viewed from a very reasonable position (windows from habitable rooms and the communal open space rooftops) that warrants protection. The extent of impact upon the current and future residents of 3-5 Darley Street is devastating.

4. Ongoing Parking, Traffic and Vehicle Manoeuvring Impacts

3-5 Darley Street and other Inter-War buildings within the locality do not have on-site parking, so rely exclusively on street parking for car storage. This is a historic feature, but cannot be supported for modern developments which will increase the density of the area.

D/2024/230 will propose 19 new units containing a total of 36 bedrooms, with the capability to accommodate a maximum of 72 residents and their guests/visitors. This is greater than the capacity of the current boarding house constructed on site. Only 16 on-site parking spaces are proposed under D/2024/230 which is expected to place unreasonable strain on the availability of street parking which is already limited at present.

In addition to the parking issues, ongoing traffic and vehicle manoeuvring is expected to occur as a result of the proposed development. As per figure 7, Darley Place is exceptionally narrow and there are already issues at present with cars from dwellings fronting Darley Place conflicting with pedestrians using the road and queuing to allow other cars to pass. Vehicle access from this road by D/2024/230 will cause further conflicts, exacerbated by long queuing expected due to the proposed vehicle lift which can only accommodate one car at a time. Development at 349 Liverpool Street currently under assessment (D/2022/831) will also propose vehicle access to Darley Place, which combined with vehicle access under D/2024/230, will have a cumulative detrimental impact on car manoeuvring in the area.



Figure 7 – Darley Place as viewed from the east (Corona Projects, 2024)



5. Heritage Impact

3-5 Darley Street contains two residential flat buildings (“Ballina Flats”) which Council have identified as a Heritage Item (#1275) under the *Sydney Local Environmental Plan (SLEP) 2012* for their high level of heritage significance due to their well-preserved Art-Deco Inter-War architectural style and distinct face brickwork. Reducing sunlight and daylight to the significant original leadlight stairwell windows and visually dominating the view of Ballina Flats as viewed from the Darley Place streetscape, as proposed by D/2024/230, will have a damaging impact to the heritage value of 3-5 Darley Street.

6. Other Impacts

Other impacts associated with D/2024/230 includes acoustic issues and noise pollution, and a lack of ventilation for 3-5 Darley Street.

An increase in density and inclusion of east-facing balconies and rooftop open area under D/2024/230 will produce noise issues for 3-5 Darley Street, as many bedrooms windows will face the development site and be subject to acoustic pollution from the increase in residents and proximity and orientation of outdoor spaces.

The large scale and close proximity of the building bulk under D/2024/230 in relation to the only windows that many units of 3-5 Darley Street have will also reduce natural wind flow and ventilation to these spaces.

7. Construction Impacts – Noise, Vibration, Dust, Waste Management, Traffic and Parking, and Structural Damage

D/2024/230 comprises of a substantial redevelopment with no setbacks between neighbouring sites nor the directly adjoining public streets (Liverpool Street and Darley Place). A construction project of this scale and constrained location will undoubtedly produce significant disturbance to the area during construction, including risk of permanent damage even after the project has been completed.

Noise, Vibration and Dust

Two levels of basement excavation and the construction of a high-rise building above will result in adverse noise, vibration and dust disturbances for adjoining neighbours. West-facing units at 3-5 Darley Street who only have openings for fresh air and sunlight in a west-facing direction will be particularly impacted, and unable to naturally ventilate their homes for numerous months or years during construction due to the close proximity and significant scale of works.

Waste Management

The Demolition and Construction Waste Management Plan submitted with the DA states on page 26 that waste storage and hoarding may sit outside the property boundary, suggesting that Darley Place



will be obstructed with skip bins etc. during construction. This is unacceptable due to the obstruction that this would cause for vehicle entering and exiting sites that currently use Darley Place, and due to the smell of such waste in close proximity to bedroom and living room windows of 3-5 Darley Street and other neighbours adjoining Darley Place.

Traffic and Parking

As discussed earlier in this letter D/2024/230 will produce unreasonable impacts on the ongoing parking and traffic system in the area, however, traffic and parking will also be impacted during the construction stages. Darley Place is not wide enough to accommodate large vehicles associated with excavation, waste disposal and construction. Liverpool Street is not suited to such vehicles either, and cannot accommodate a loss of street parking or road closures related to construction, regardless of how temporary they may be. Vehicles associated with numerous tradespeople operating on site everyday will cause stress on the local traffic network too, in addition to larger trucks transporting materials to and from the site.

This impact will be worsened if construction occurs at the same time as any future development at 349 Liverpool Street. As the developers are entirely different, their builders and contractors are expected to be too.

Structural Stability

D/2024/230 will pose concerns regarding the impacts from extensive basement excavation along the shared boundary with 3-5 Darley Street. Two levels of basement with a nil setback to 3-5 Darley Street is likely to place a high risk on the structural integrity of the heritage listed Ballina Flats, which are highly sensitive to disturbance given the age of the building and original nature of most fabric.

The Geotechnical Report submitted alongside the DA does indicate that D/2024/230 is suitable on geotechnical grounds. It was prepared without obtaining any site access to 3-5 Darley Street to understand the existing conditions of the internal fabric, so is based upon assumption rather than fact. The report also states that “the comments and recommendations provided in this report are based on a single cored borehole drilled at the southern end of the site, and therefore must be considered to be generalised and preliminary”. As such, further geotechnical investigations are required which should include detailed analysis of the existing building at 3-5 Darley Street (including internal investigations) and a thorough compete assessment that is not “generalised” nor “preliminary”. This should occur prior to any Development Application consent, rather than deferred to the Construction Certificate stages given the large scale of this project.

Further, a Structural Engineer has not been engaged to undertake an assessment of the suitability of D/2024/230 at such close proximity to 3-5 Darley Street. Without detailed investigation by suitably qualified professionals, the proposal cannot be considered appropriate for construction given the high risks of permanent and expensive damage to surrounding neighbours with high levels of heritage significance.



8. Against the Public Interest, and LEP and DCP Non-compliances

The SLEP, SDCP and NSW Apartment Design Guide (ADG) are considered to be contemporary documents. As part of the planning policy process, changes to the LEP, DCP and ADG are placed on public exhibition prior to finalisation and gazettal, in order to ensure that the documents reflect the local communities sentiments. Therefore, any non-compliance with the LEP, DCP and ADG can be considered to be **directly against the public interest**.

As such, the proposal under D/2024/230 in its current form is not in the public interest, and cannot reasonably be supported as the “public interest” is a key consideration that consent authorities such as Council must consider under Clause 4.15(1) of the *Environmental Planning and Assessment Act 1979*.

D/2024/230 exhibits major non-compliance with the objectives and controls of the SLEP, SDCP and ADG as outlined throughout this letter. In its current form, the proposal can therefore not be supported as it does not contain planning merit.

9. Recommendations

A more skilful design by way of reconfiguration and scale reduction can allow 3-5 Darley Street to retain their amenity, and 355-357 Liverpool Street to reasonably develop and achieve their building goals. Actions a – h provide a suitable scheme which solves all concerns raised within this letter, allows for works at 355-357 Liverpool Street, and achieves greater compliance with the applicable SLEP, SDCP and ADG planning control requirements.

- a) **Action:** Limit all new tree plantings to a maximum building height of 5m.
Outcome: This will reduce unnecessary overshadowing for 3-5 Darley Street.
- b) **Action:** Provide an eastern side setback of at least 2m to all floors (including basement)
Outcome: This results in greater amenity and structural stability for 3-5 Darley Street, and the development site. It will also reduce the dominating appearance of the proposal as viewed from the public domain and other surrounding sites of heritage value.
- c) **Action:** Reduce the scale of the development to a maximum of 20 units.
Outcome: This will reduce the noise, vehicle movements and building bulk by the DA.
- d) **Action:** Retain ground floor open space at the rear of the development site, aligning with where it currently is, and reduce the height of the ‘Darley Place’ tower to a maximum of 4 storeys.
Outcome: This will reduce shadow, bulk and outlook obstruction for 3-5 Darley Street.
- e) **Action:** Do not allow for any vehicles, material, skip bins or the like to be stored along Darley Place at any time. The roadway must be unobstructed at all times.
Outcome: This will reduce vehicle manoeuvring issues for the area.
- f) **Action:** Prepare detailed and comprehensive Geotechnical and Structural reports for the DA, which must confirm that no negative impact (regardless of how minor) will be caused for the buildings at 3-5 Darley Street.
Outcome: This will protect the structural integrity and original fabric of the heritage listed Ballina Flats.



ABN: 33 122 390 023
Suite 106, L1, 35 Spring Street, Bondi Junction, 2022
PO Box 1749 Bondi Junction NSW 1355
Ph: [REDACTED]
Email: [REDACTED]

- g) **Action:** Prepare a Noise and Vibration Management Plan by a suitably qualified professional, and implement any recommended mitigation measures.
Outcome: This will reduce the impacts of noise and vibration during construction.
- h) **Action:** At the financial expense of the developer, provide residents of 3-5 Darley Street with an additional parking permit for unrestricted parking outside of the closest next City of Sydney parking zone during construction.
Outcome: This will provide the residents of 3-5 Darley Street with opportunity to park in neighbouring parking zones in the event that parking in the current zone is impacted by construction vehicles.

Conclusion

We have strong concerns about the proposed development and believe it cannot be supported in its current form. The development will have an adverse impact on the amenity of 3-5 Darley Street and the character of the locality. A development of this scale cannot be supported on this site. It is therefore requested that the proposed development in its current form be revised. Any future development on the site should ensure compatibility with the local area and address the issues raised in this submission.

The owners of 3-5 Darley Street invite Council to conduct a site inspection on their property to best understand the perspective of the discussed concerns. Please contact Joseph Alam ([REDACTED] / [REDACTED]) to arrange a visit.

Kind regards,

0

Emma Rogerson
Master of Urbanism (Urban and Regional Planning) (USYD)
Bachelor of Architecture and Environments (USYD)
Planning Institute of Australia (Assoc.)
Town Planner

From: [REDACTED] >
Sent on: Friday, May 10, 2024 9:05:38 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: council@cityofsydney.nsw.gov.au
Subject: My Objection to proposed redevelopment at 355-357 Liverpool Street D/2024/230

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 City of Sydney

I am local resident of this area of Darlinghurst, I live nearby in Forbes Street. I am also a professional transport planner with over 35 year's professional experience.

I am objecting to the proposed redevelopment primarily on the basis that the proposed construction access via a loading zone at or near the corner of Darley Street and Darley Place is not technically feasible.

At this location Darley Road is a narrow single lane roadway with a trafficable width of approximately 3.6 m and Darley Street is a cul-de sac turning head which must be kept clear for vehicle turning at all times.

It is not feasible to park any vehicles for construction access to the site at 355-357 Liverpool Street in either of the two streets without unacceptable disruption to the existing vehicle and pedestrian access for existing residential properties in both Darley Street and Darley Place.

Any assessment by the Council Planning officers of this development must also consider the cumulative environmental impacts (in terms of construction impacts (eg noise, vibration, traffic and parking) and longer term impacts eg overshadowing, loss of privacy, loss of air circulation and potential wind tunnel effects along Liverpool Street) if both this development and the adjacent development at 349 Liverpool Street are constructed concurrently.

I believe the two adjacent sites at 349 and 355-357 Liverpool Street can only realistically be developed as a single development site, so the two sites must be combined under single ownership and a new DA submitted for both sites that provides adequate on site area for access and parking for all construction vehicles and also enables adequate side and rear boundary setbacks to maintain solar access and privacy to the directly adjoining residential neighbours (eg the two existing apartment blocks on either side in Liverpool Street – Mont Clair and Ballina) and also the residential property Chimera in Darley Street, south of Darley Place.

Yours Sincerely

Tim Brooker
Transport Planner



T: [REDACTED]

From: Janine Cooper <[REDACTED]> on behalf of Janine Cooper
<[REDACTED]> <Janine Cooper [REDACTED]>>
Sent on: Thursday, May 9, 2024 10:20:59 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Development Application D/2024/230

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.

General Manager,
City of Sydney Council,
Sydney.

Dear Sir/Madam,

Submission in regard to
D/2024/230 Development Application
355-357 Liverpool St, Darlinghurst.

As an owner of 2 units in the 'Ballina Flats' block of units, 3-5 Darley St, Darlinghurst I am writing to you to express some concerns, noted below, about this proposed development. I have viewed the application plans and documents on the City of Sydney website.

- The loss of sunlight to many of the apartments is worrying as is the total loss of their current views. These are both attractive living qualities, selling and leasing advantages. The value of these apartments could significantly decrease as a result of this loss of sunlight and views.
- I am concerned about the effect the huge excavation process will have on the building mentioned above and on those in the surrounding area, making their foundations unstable.
- I also note that the entrance to this proposed development would be moved to Darley Place which would add more traffic to Darley Street, both during the development and once the project is completed. It would also further limit the usefulness of Darley Place for access both during construction and following construction.
- The fact that this proposed building would look very different to the heritage 'Ballina Flats' building and out of place in this area, is a concern. More should be considered to preserve the heritage and visage of buildings in these significant areas of the inner city rather than lessening it.

I trust my concerns will be noted and considered along with those of other residents and owners in the surrounding buildings and streets.

Yours faithfully,

Janine Cooper

From: Rosemary Feil [REDACTED] > on behalf of Rosemary Feil
[REDACTED] <Rosemary Feil <[REDACTED]>>

Sent on: Thursday, May 9, 2024 8:35:00 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: D/2024/230 for 355-357 Liverpool Street, Darlinghurst 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.

Attention: David Reynolds

I would like to object to this development application, due to the following reasons.

1. The size of the development is not in keeping with the surrounding buildings. It is to be commended that the 1930s facade on to Liverpool Street is to be retained but the modern blockish higher structure to be built on top, is not sympathetic to the older style below and looks top heavy and out of proportion.

The main concern, however, is the tall building (with breach of height) that backs on to Darley Lane. Its shape is not in keeping with other buildings and its height dwarfs all nearby buildings facing southward, including Darley Street and especially the historic cottages on Darley Lane.

Natural light is also lost in an already darker neighbourhood, for residents and visitors.

2. Affordable housing.

This apartment block on a large block of land for this area will only have 19 apartments. Is this the most economical use of space for an historic inner city area and community who have housed generations with a diversity of backgrounds?

For instance, National Trust 1938 building, Mont Clair has 44 apartments.

3. Excavation for the underground car parks could easily cause damage to the nearby heritage buildings that create a unique architectural vignette of the history of Sydney.

Dust in this highly populated urban area will cause more asthma attacks and respiratory ailments.

4. Traffic. Not only during the excavation stage, but also afterwards with the car parks, this will create hazards for the residents of Darley Lane and havoc for pedestrians here, on Darley Street and with the flow-on effect on to Liverpool Streets. There are a number of elderly residents in the vicinity where this will cause a significant safety concern.

Allied to this is the busier bus routes on Burton Street which the DA refers to using. These nearby stops provide valuable service to St Vincent's Public Hospital and to the National Art School and City centre.

5. As mentioned earlier, the height of the building is not in line with the conservation of Darlinghurst.

This proposal should be rejected on both practical and aesthetic grounds; it will contribute nothing to the culture and landscape of this beautiful historic part of our city, not its diverse community. On the contrary, it will only detract from inner-city Darlinghurst's charm and character.

Thank you for your consideration.

Yours sincerely,
Rosemary Feil of
16/347 Liverpool Street,
Darlinghurst. 2010

Sent from my iPhone

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

Sent on: Thursday, May 9, 2024 7:07:48 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/230 - 355-357 Liverpool Street DARLINGHURST NSW 2010 - Attention James Cooper

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 owners of Unit [REDACTED] 5 Darley Street, and are writing to you with regards to the development proposal on the adjacent property (355-357 Liverpool Street).

After going over the relevant documents, we must object to the potential development as this proposed new building will greatly inhibit the natural light of the unit, and poses a great risk of future structural damage to our existing building given the deep excavation of the basement.

Kind regards,

[REDACTED]

From: [REDACTED] >
Sent on: Friday, May 10, 2024 9:05:38 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: council@cityofsydney.nsw.gov.au
Subject: My Objection to proposed redevelopment at 355-357 Liverpool Street D/2024/230

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 City of Sydney

I am local resident of this area of Darlinghurst, I live nearby in Forbes Street. I am also a professional transport planner with over 35 year's professional experience.

I am objecting to the proposed redevelopment primarily on the basis that the proposed construction access via a loading zone at or near the corner of Darley Street and Darley Place is not technically feasible.

At this location Darley Road is a narrow single lane roadway with a trafficable width of approximately 3.6 m and Darley Street is a cul-de sac turning head which must be kept clear for vehicle turning at all times.

It is not feasible to park any vehicles for construction access to the site at 355-357 Liverpool Street in either of the two streets without unacceptable disruption to the existing vehicle and pedestrian access for existing residential properties in both Darley Street and Darley Place.

Any assessment by the Council Planning officers of this development must also consider the cumulative environmental impacts (in terms of construction impacts (eg noise, vibration, traffic and parking) and longer term impacts eg overshadowing, loss of privacy, loss of air circulation and potential wind tunnel effects along Liverpool Street) if both this development and the adjacent development at 349 Liverpool Street are constructed concurrently.

I believe the two adjacent sites at 349 and 355-357 Liverpool Street can only realistically be developed as a single development site, so the two sites must be combined under single ownership and a new DA submitted for both sites that provides adequate on site area for access and parking for all construction vehicles and also enables adequate side and rear boundary setbacks to maintain solar access and privacy to the directly adjoining residential neighbours (eg the two existing apartment blocks on either side in Liverpool Street – Mont Clair and Ballina) and also the residential property Chimera in Darley Street, south of Darley Place.

Yours Sincerely

Tim Brooker
Transport Planner



T: [REDACTED]

From: Allan Cooley <[REDACTED]> on behalf of Allan Cooley <[REDACTED]> <Allan Cooley <[REDACTED]>>

Sent on: Friday, May 10, 2024 10:19:35 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2024/230

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,

I am the owner of 15 Darley Street, Darlinghurst. I wish to object to the development of 349 Liverpool Street, Darlinghurst upon the following basis:

1. Heritage issues

The proposed development involves the demolition of 2 Victorian terraces whilst retaining the facade which I believe was added in the 1930's. The buildings should not be lost as a consequence of the proposed development. Consideration should be given to freezing any further development which contradicts the destruction of the Victorian aspects of the building. If a similar development was proposed on another location where there were two Victorian terraces, I believe that such a development application would not be accommodated. The fact that the building has a facade from a different time, which is also historical and significant, does not mean that the value of the original buildings should be dismissed.

2. The Proposed Building Area

The proposed building takes up the whole site, which is excessive, taking into account the current footprint of the building.

3. Height of the Building

The height of the building is excessive and will eliminate substantial light to the properties in Darley Place and beyond. The height of the building also impacts on the streetscape, both on Liverpool Street and Darley Place, and should be limited to its current height. Darley place which is an old and charming part of Darlinghurst will be destroyed by this development and the proposed development of No 349, if approved.

4. Water Table

This area of Darlinghurst has an extremely high water table. Most of the historic buildings, if not all have been built on sandstone slabs so as to limit the effects of the high water table upon the structure of the building. Permitting a building to have three levels below ground level will cause a substantial interruption in the water table which may cause significant damage to properties in the vicinity. The council should note that this area of Darlinghurst was called Windmill Hill for a specific reason, namely the access to water and wind. A number of apartment buildings have significant water issues because of the high water table. The council would also be aware that the height of the water table is a significant issue from developments that have been approved in other parts of the city where this has been a factor and has leading to significant issues to adjoining properties. The combination effect with the development of No 349 will be intolerable.

5. Building Access

Access to the site for demolition and construction purposes via Darley Place of both this development and No 349 Liverpool Street will be disastrous in that it will cause Darley Street and Darley Place to be totally congested during the period of the period of demolition and construction. Furthermore, there will be no parking available to residents because of the substantial number of builder's Utes and other vehicles which will need to be parked in the vicinity. The council continues to permit Darlinghurst to change, without planning for increased parking requirements. This is contrary to the interests of residents and local

businesses which are reliant, to some extent, on the ability to find parking. There have been two renovations in Darley Street in the past 18 months, which has substantially eliminated parking for local residents and visitors. I wish to emphasise relates to the proposed access to the building site being via Darley Street and Darley Place. Darley Street is a busy walk-way, as most foot traffic between Kings Cross and Oxford Street/Taylor Square passes through this street. The type of building demolition and construction proposed will require a large number of large vehicles to gather in Darley Street, causing significant traffic difficulties and interference with a large number of pedestrians who walk along Darley Street.

6. Breeze Way to properties

The proposed building together with the proposed development of no 349 Liverpool Street will block the breeze way to Darley Place and properties in the vicinity.

7. Development of the Adjoining Property

A DA has been lodged to develop 349 Liverpool Street. The development of both sites will create major interruptions to traffic in the area, and the peaceful habitation of the Darlinghurst community and businesses in the vicinity of Liverpool Street, Darley Place and Burton Street.

8. Increase in Traffic

The increase number of cars entering and leaving Darley Place and Darley Street will cause major problems and a risk of injury to drivers and the many pedestrians. Both Darley Place and Darley Street

are narrow and do not accommodate 2 way traffic. Furthermore the entrance /exit from Darley place has limited visibility and is an obvious risk to the wellbeing of pedestrians.

8. Elimination of Affordable Housing

This DA is inconsistent with goal of providing affordable housing in Darlinghurst. This is a major loss to the Darlinghurst community.

Yours faithfully,

Allan Cooley

Allan Cooley
Director
Gallery 9
[REDACTED]

GALLERY 9
9 Darley Street
Darlinghurst NSW
2010

+ [REDACTED]

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

Sent on: Friday, May 10, 2024 10:23:20 AM

To: council@cityofsydney.nsw.gov.au

Subject: Objection to D/2024/230 355-357 Liverpool St Darlinghurst

Attachments: Submission to CofS re 355-357 Liverpool D 2024 230.docx (15.96 KB)

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.

Please find attached my objection to D/2024/230 355-357 Liverpool St Darlinghurst.

Thank you

[REDACTED]

SUBMISSION TO CITY OF SYDNEY RE DEVELOPMENT PROPOSAL
REFERENCE NUMBER: **D/2024/230**

SITE ADDRESS: **355-357 LIVERPOOL ST, DARLINGHURST NSW 2010**

Objection by [REDACTED]

All contact details above to be withheld from public view.

I live in Forbes St and am part of the local community. I regularly walk past the subject site in the course of daily life, as my family did before me during most of the 20th century.

I object to the proposal for the following reasons:

The height combined with the overall scale of the proposal produces a bulk incompatible with the amenity of the area.

Visual amenity extends not only to neighbouring and nearby properties, but to all members of the local community who pass by in the course of daily life. The cultural significance of the façade relates to the collective memory of the community, and provides continuity through generations of people who have lived here.

While the inter-war face brick building façade is retained in the proposal, it is weighed down by the excessive new bulk that is proposed to be built above it.

This part of the design proposal needs revision, and there should be firm insistence on retaining the stairs and entrance to the building, and some of the features within. Many of these can be seen from the street, especially when lit at night, and are part of the visual amenity and memory of the community.

Some Victorian features from the earlier terrace houses should also be retained and acknowledged in the design.

The proposal claims it cleverly ameliorates the appearance of bulk by including a small garden placed roughly in the centre of the site. This garden will not be seen from the street so it has no effect on the bulk perceived by the community and visitors to the area.

There will be loss of acoustic amenity for all surrounding properties due to inclusion of roof top space.

The Statement of Environmental Effects provided confuses the discussion of impacts on neighbouring residences by referring to 3-5 Darley Place not 3-5 Darley Street.

The four historic dwellings in Darley Place are barely considered in the proposal.

Detail of the projected shadowing onto the houses in Darley Place is almost absent from the relevant diagrams.

Geotechnical impacts of construction on the historic cottages and semi-detached houses in Darley Place have been not considered. There is potential to cause serious structural damage to their foundations as they are not designed to cope with deep excavation nearby.

Claims made about the proposed construction traffic and site access present an ideal scenario that seems most unlikely to occur in practice, especially as the new building covers the footprint of the property. Additionally, Darley Place is very narrow with walls as boundaries, and has no real turning area, leaving no margin for driving error and/or wider loads. Access from Darley Place should not be allowed.

Suggestion in the proposal that tradespersons would be encouraged to arrive by public transport seems equally impractical bordering on the fanciful, as trades people usually operate from a large vehicle containing tools. Also, local residents know from experience of nearby development that trades vehicles also put undue pressure on local parking.

I disagree that the proposal will not have an unreasonable impact – the proposal is too intensive for the area.

Additionally it needs to be considered in tandem to the proposed development next door - D/2022/831. The 2 proposals need to be considered and reviewed together from a town planning perspective.

A new combined development may be a more practical and aesthetic solution. There would be more scope to include open space, to be seen by both the new residents, members of the passing community and visitors.

Any solution should retain the inter-war façade, other nearby inter-war features eg the stairs and entrance, as well as some Victorian items as outlined above.

I call on City of Sydney to reject the proposal as presented.

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

Sent on: Friday, May 10, 2024 12:48:21 PM

To: council@cityofsydney.nsw.gov.au

Subject: objection to the application of development proposAL REFERENCE no: D/2024/230

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 Sir/Madam,

I would like to have kept private my name and email address .

I'm listing an objection to the application of development proposAL REFERENCE no:

D/2024/230

If proposal goes ahead, this will mean making some 30+ people who are either on low income or centrelink benefits homeless. This will also reduce the amount of low income accommodation available as the development will be replacing these with high end rental accommodation. . This will be devastating to many of the occupants of the property as we are living in a cost of living crisis but also a rental crisis where rental properties are few and far between and also rents have skyrocketed in recent times. Many of the occupants have been living at this property for 15+ years, many even longer.

yours sincerely,

[REDACTED]



Virus-free. www.avg.com

From: SARAH MORT <[REDACTED]> on behalf of SARAH MORT
<[REDACTED]> <SARAH MORT <[REDACTED]>>

Sent on: Friday, May 10, 2024 4:55:34 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/230 - 355-357 Liverpool Street DARLINGHURST NSW 2010 - Attention Daniel Stanley

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.

Re Proposed Development D/2024/230:

Demolition of existing boarding house, excavation and construction of a new part 5 and part 8 storey residential flat building, containing 2 basement levels with 16 parking spaces, 19 apartments, rooftop communal open space and vehicle access from Darley Place.

We own Unit 33 in the Mont Clair building at 247 Liverpool Street Darlinghurst.

We have concerns about this DA based on:

1. Excavation for the car park causing damage to heritage buildings nearby.
2. The height of the building is not in line with the conservation area of Darlinghurst. The 8 storey part will be of a scale, bulk and design that has an adverse affect on the heritage values of Mont Clair and other heritage items.
3. Loss of another low cost housing option in Darlinghurst - we note the current development does not make provision for any new low cost housing.

It is important to note that we are not against redevelopment but it needs to be done with respect to the area and not to affect nearby buildings.

Accordingly, we wish to object to the DA in its current form, based on the above.

Yours sincerely

Sarah and Nigel Mort

From: Justin James [REDACTED] > on behalf of Justin James [REDACTED] <Justin James [REDACTED]>>

Sent on: Friday, May 10, 2024 4:50:57 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to proposal D/2024/230

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,

I am objecting to the current development application for 355-357 Liverpool Street, Darlinghurst. My mother Jennifer James was president of the East Sydney Neighbourhood Association in the 1990s and I have grown up in the area (living in both 180 and 182 Liverpool Street Darlinghurst).

I currently own and live in a property in Darley Street with no car space and drive on a daily basis to visit my mother who is a pensioner (I also own a unit in the Oaks Hyde Park building and another in the City of Sydney council area I. Newtown). This development will cause traffic and disrupt the area for years to come, it does not serve the character of the community (current zoning classification as a boarding house).

Regards

Justin James MFin BCom (UNSW)

From: Gary <[REDACTED]> on behalf of Gary <[REDACTED]> <Gary <[REDACTED]>>

Sent on: Friday, May 10, 2024 6:43:47 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/230 - 355-357 Liverpool Street DARLINGHURST NSW 2010 - Attention Daniel Stanley

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.

Attention Daniel Stanley.

I write as a resident and owner at the Mont Clair Apartments at 347 Liverpool streetDarlinghurst.

We are a heritage listed building on the national register as well as many others that surround this development in question at 355–357 Liverpool St, Darlinghurst. Including the neighboring building Ballina at number 5 darley street and many residences along darley place and Liverpool Street.

There are some major concerns in regards to this building as it now comes only moments after the conclusion of a development application at 349 Liverpool St, Darlinghurst, its Neighbour. The timing of this development application clearly shows that the developer is piggy backing off of the possible approval at 349 Liverpool St. Together these developments will majorly change the streetscape of this street into a monolithic group of buildings with poor design aesthetic in the interest of a return to the developer rather than the heritage nature of the area.

I also find it difficult to believe that there are no drawings which clearly show what this development will look like within its surroundings. I see technical drawings but there is no artist impression or renderings for anyone to see. How are we to know from the documents supplied what will be built?

Over development

This development in particular is an over development of the space and the entire corner/ section of Liverpool Street and Darley Street. It takes up the full length of the block which the existing building does not. It extends to the very rear of the block right to the curbside. The zero boundary the documents refer to is merely a fence and not a building which makes a big difference as these residents will be right on the boundary. The building height should also not exceed that of the surrounding buildings. This mainly refers to the rear building which houses the 11 units. This is the part which seeks an exception to the building height limit. I note that after many submissions against the development at 349 Liverpool St in Darlinghurst that this building had its height reduced to match that of Montclair, therefore, the height of this development should also be reduced and not permitted to extend above the surrounding buildings. The rear building concerns me regarding the overshadowing of the home at 7 Darley Pl as well as blocking sunlight to the rear of MontClair (347 Liverpool St) I currently get light coming from the direction of darley street in the east down into the eastern side of Mont Clair and as this development is higher than that of the existing building it will block a considerable amount of light and views. This development also vastly overshadows the private home of that at 1 Darley place also heritage listed i believe.

Darley Place laneway.

This small lane way currently struggles to manage all the traffic that uses it as there are many properties which share this small lane. With the addition of this development and tight laneway this will be very hard to manage. As previously mentioned the balconies and rear residences extend right to the curbside. The level of noise of passing traffic and vehicles will be a lot for the residents (considering the balconies are right at the rear boundary) of not only this development but the surrounding neighbours.

Basement construction

The deep excavation of the car parking is of concern to me at 347 Liverpool St along with 5-7 Darley St. The nature of the age of these heritage sites and the severe disruption not only with the commencement of construction should 349 Liverpool street be approved but then the ground disrupted again for the excavation at 355-357 Liverpool St. It is to be noted that the excavation of the old church site at 262 Liverpool street disrupted some of the brick work at MontClair (due to ground vibrations) being directly across the road. So this is also of concern to the integrity of all neighbouring sites.

Privacy

The rear building has terraces and windows which face directly west and look into the MontClair windows to the rear residence there by interfering with the privacy. How will this be addressed?

In conclusion I feel there is not enough supporting documentation or imagery to show the true nature of this building to the surrounding residences. There is not enough reference to the neighbouring development application to show how it will sit within the plan. It is a gross over use of a small site and aims to maximise the amount of units in a space not fit for this size of development to the detriment of the residents who will occupy these spaces. The Council needs to do more to address the overdevelopment of these inner city spaces whereby developers are moving in and overdeveloping sites to the detriment of the surrounding neighbours and the heritage and feel of the area just to maximise profits.

I hope you can take these comments into consideration when considering this application. Thank you for your time to hear my concerns.

Kind Regards

Gary Ansell

From: Irene Martin <[REDACTED]> on behalf of Irene Martin
<[REDACTED]> <Irene Martin <[REDACTED]>>>
Sent on: Friday, May 10, 2024 4:41:28 PM
To: council@cityofsydney.nsw.gov.au
Subject: D/2024/230 355
Attachments: DA2024 355 Liverpool St Darlinghurst.docx (16.03 KB)

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 Sir/Madam

**Submission in regard to D/2024/230 Development Application ("the DA")
355-357 Liverpool Street, Darlinghurst**

As the owner of U15/347 Liverpool Street, Darlinghurst I **strongly object** to the above Development Application D/2024/230.

Please find attached my letter of objection.

Kind Regards

Irene Martin
(M) [REDACTED]

Attention: The General Manager
City of Sydney Council
Level 2, 456 Kent Street
SYDNEY NSW 2000

10 May 2024

Dear Sir/Madam

**RE: Submission in regard to D/2024/230 Development Application (“the DA”)
355-357 Liverpool Street, Darlinghurst**

“Demolition of existing boarding house, excavation and construction of new part 5 and part 8 storey residential flat building, containing 2 basement levels with 16 parking spaces, 19 apartments, rooftop communal open space and vehicle access from Darley Place.”

As the owner of U15/347 Liverpool Street, Darlinghurst I **strongly object** to the above Development Application D/2024/230.

I have concerns about this DA based on:

1. Excavation for the car park causing damage to heritage buildings nearby.
2. The height of the building is not in line with the conservation area of Darlinghurst.

I am not against redevelopment, but it needs to be done with respect to the area and not to affect nearby buildings.

The excessive height is not appropriate to the site and surrounding context. The proposed building would dominate the historic streetscape of this area. The proposed development would result in excessive bulk and scale impact to the street. Liverpool St would lose its characteristic landscape, and charm. Currently 355-357 Liverpool St is only 3 storeys in height, it blends into the street scape and environment, this proposal development to this address would grossly impact the outlook of neighbourhood and those living in the area. This is a Conservation Area, and this height would be inappropriate and inconsistent with the streetscape for the area. As an owner of a unit within Mont Clair, this proposal would have a detrimental impact upon the heritage significance of 347 Liverpool Street and other heritage buildings within the area. The proposal is inconsistent with the existing and future desired character of the area and surrounding residential locality.

The proposal includes a significant amount of excavation to accommodate 2 levels of basement parking. The proposed excavation has the potential to adversely impact upon the structural integrity of 347 Liverpool Street given the close proximity of works. This issue is particularly critical as 347 Liverpool Street has a history of structural issues, most recently evidenced by cracking and separation of mortar and brickwork on the front façade due to recent works to a development site across the road. Given the age of 347 Liverpool Street, and the high risk of structural impacts, the extent of excavation to a sensitive structure is unacceptable. Any deep excavation would add significant risk to the structural integrity of 347 Liverpool Street, the Mont Clair, in particular due to the buildings age and fragility.

It is recommended that the application be refused due to its potential to create adverse impacts for 347 Liverpool Street and other nearby properties as well its negative impact upon the character of the **Conservation Area**.

Your faithfully,

Irene Martin

(M) 

From: Daniel Stanley <DStanley@cityofsydney.nsw.gov.au> on behalf of Daniel Stanley
<DStanley@cityofsydney.nsw.gov.au> <Daniel Stanley <DStanley@cityofsydney.nsw.gov.au>>
Sent on: Monday, May 13, 2024 9:01:06 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: 355 Liverpool Street

From: Caroline Alcorso [REDACTED] >
Sent: Monday, May 13, 2024 6:29 PM
To: Daniel Stanley <DStanley@cityofsydney.nsw.gov.au>
Subject: 355 Liverpool Street

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 City of Sydney,

I would like to clarify regarding the property at 355 Liverpool street, whether the existing units there (I think there are 33) will be retained in the new development?

I would not like to see a reduction in the number of homes, given the shortage and high price of housing in the City.

Further, will they be luxury units or mid-market, and will there be any affordable housing included?

I do feel the Council should reject any development that reduces the total number of dwellings in the City.

Thanks, Caroline.
285 Forbes Street
Darlinghurst,

From: Geoffrey Hansen <[REDACTED]> on behalf of Geoffrey Hansen <[REDACTED]> <Geoffrey Hansen <[REDACTED]>>>
Sent on: Monday, May 13, 2024 8:17:12 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2024/230 - 355-357 Liverpool Street DARLINGHURST NSW 2010 - Attention Daniel Stanley
Attachments: 355_Liverpool_Street_Hansen_Objection.docx (24.77 KB)

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.

We are long term residents and our family has lived in our house at 1 Darley Place Darlinghurst since 1965. Our house is within seven metres of the proposed development.

We strongly object to the proposed development at 355 Liverpool Street Darlinghurst. The construction work will block the only access we have to our house, the eight story section of the building will severely overshadow our house and it will take away the last local boarding house that we know of which Darlinghurst really needs.

The existing boarding house on the site which is proposed for demolition is listed as contributory item in the Oxford Street and Victoria Street Heritage Conservation Area. We do not see any need to demolish this contributory item. To us it appears to be in good condition apart from needing a coat of paint.

The boarding house is in fact partly comprised of two 1870s terrace houses. These terraces are part of the heritage of our area and certainly shouldn't be demolished.

It is the last boarding house that we know of in this area and its demolition will mean that many people who would have lived in a boarding house will no longer to live in the Darlinghurst area. This is a concerning loss of housing diversity. The area needs affordable housing such as boarding houses not more expensive apartments.

We have memories of people laughing and playing in the boarding house's swimming pool. This is how Darlinghurst should be. It will be awful to have more apartments in its place.

Darley Place is a very narrow dead end one lane laneway without a footpath and is the only pedestrian and road access that most of the Darley Place residents have. Many of these residents are elderly.

To our shock we read that the developer is proposing to use a mobile crane in the Darley Place laneway and to have a construction work zone at its Darley Street entrance during business hours. This will block the only access we and is unsuited to a heavy pedestrian area.

If the developer is allowed to have any type of crane, construction work zone or truck within the Darley Place laneway it will block the only access we have to and from our house. We will effectively be held captive in our homes during the day or we won't be able to go home during business hours. Darley Place is certainly not suited to trucks.

The owner of 1 Darley Place has some serious medical issues which may require access to St Vincent's hospital at any time of day and at very short notice. Will she be unable to get urgent treatment because the Darley Place laneway has been blocked during business hours? She will also be unable to get out for exercise and recreational reasons during business hours. She could basically become a prisoner in her own home during business hours as the laneway is our only access.

What if the 1 Darley Place owner or another resident of Darley Place needs an ambulance to assist very quickly? Will the ambulance be unable to assist because they can't get through the developer's mobile crane and construction work zone?

The owner's son and other residents of Darley Place who work do not always work 9 to 5 working hours. They may even be called into jobs at short notice as has occurred recently. Is it fair that they can't get out of their homes because Darley Place has been blocked between 9am and 5pm by construction work? Is it fair for them to potentially lose income as a result? What if a resident needs to return home urgently because their mother is sick?

Another elderly resident in Darley Place regularly has people come to assist during business hours. The proposed construction work will prevent this from occurring.

There is also a resident in Darley Place who is driven to recreational activities. Will this be prevented because she is blocked from having car access during business hours?

There is at least one young child living in Darley Place. How will that child get to and from child care and eventually primary school if Darley Place is blocked off by the construction work?

From time to time the residents of Darley Place require trades persons to attend their houses to undertake work. This mainly occurs during business hours. Will we be unable to have repairs done because the developer feels entitled to block our access?

It is ridiculous for the developer to suggest that the construction works are unlikely to have a major affect on surrounding resident due to works occurring during standard business hours. The works will have a major affect on the residents of Darley Place.

The suggestion of having construction work between 7am and 6pm on Mondays to Fridays only adds to our concerns. 7am is too early to start construction works when there are elderly residents nearby.

The Construction Management Plan's suggestions including the Construction Work Zone at the intersection and having a mobile crane in Darley Place are completely unacceptable.

We predict that for at least the first twelve months of the occupation of the proposed adjacent new building at 349 Liverpool Street the residents' cars will also be held captive during business hours as a result of the construction work for the 355 Liverpool Street building. The apartment owners will have spent very large sums of money on expensive housing yet will not be able to drive their cars in and out whenever they choose. A large amount of money will have been spent and neighbours will have undergone fear and suffering for a three level below ground car park which will be inaccessible during business hours because the only road access is blocked by a crane and a construction work zone. Imagine the disappointment of the new residents who may in total have up to fifteen cars.

To access Darley Place any trucks or construction vehicles will have to pass through Darley Street. Darley Street is a heavy pedestrian area. It would not cope with a large amount of traffic and especially not with truck movements.

Another reason why Darley Place should not be used for construction access is that the City of Sydney Council recently told us that the developer next door will not be using Darley Place and Darley Street to access their construction site. If the developer next door can't use Darley Place why should the 355 Liverpool Street development be allowed to use it?

It would be more suitable to have the site accessed from Liverpool Street.

If however changes cannot be made to the heritage facade at 355 Liverpool the only suitable access to the site for construction activities would be from the adjacent Toohey Miller site at 349 Liverpool Street especially as they are planning to undertake a development as well.

If the proposed development and the adjacent development at 349 Liverpool Street are both approved our very narrow laneway could end being used by up to 36 cars once construction is complete. Is that good traffic management? What if a car breaks down or a car lift breaks down in one of the new developments?

The development is within walking distance of very good public transport. This should negate the need to build so many underground car spaces.

Note that the property at 257 Forbes Street/333 Liverpool Street has a car garage and road access to Liverpool Street.

This demonstrates that road access directly on to Liverpool Street can be a viable option for some properties.

Another possible option could be tunnel being built from Whyte's lane to the underground car parks of both developments. This would remove the excess traffic from Darley Place but would require the developers to not risk damaging the foundations of surrounding buildings especially those that are heritage items.

The proposed development could also be narrowed so that any cranes can be placed on the developer's land not on Darley Place which is a council owned street and a public thoroughfare. This could also make it easier for future maintenance of the building which should not cause Darley Place to be obstructed.

A written agreement should be made between the two developers for the Toohey Miller site to be the sole construction access point and if this cannot be done there should be no approval or permits given for the development at 355 Liverpool Street.

The proposed development is less than seven metres from our house at 1 Darley Place and with the proposed building being eight stories high it will cause us to suffer from severe overshadowing.

The development is over the height limit for no good reason. It is an overdevelopment.

We understand that a higher building should have even more of a setback. Perhaps the setback should be more than seven metres away from our house. Also the building should be no higher than six stories and even that level is extreme.

The developer's Darlinghurst_SEPP [Housing] 2021 Statement discusses impacts on surrounding neighbours but curiously makes no mention of the impacts on 1 Darley Place which again is less than seven metres away from it.

Our house is a rather unique Georgian heritage cottage built around the 1850s which is important as it predates many of the terrace houses which are common in the area. Its heritage value will be severely affected by a very close eight story building where at present there is just a yard and swimming pool. It will remove much of our sunlight.

The proposed development will dominate Darley Place. The building will be eight stories in between our one story Georgian cottage and the four story Ballina building. It will be the highest building in the vicinity and definitely will look out of place from the Darley Place side.

The combination of this development and the proposed adjacent development will cause severe overshadowing and take away airflow for the houses in the Darley Place laneway. This will make the laneway boiling hot in summer and freezing cold in winter. This will have a negative impact on our houses which are heritage items.

The development proposes to build a two level underground carpark on the site. There is a high risk that the vibration from the excavation works for this carpark could damage the base and structure of our house which is only a short distance away and again it is a heritage item. The works could also damage other heritage items nearby.

There is a risk of the development site being contaminated. Adequate investigations and precautions should be undertaken to prevent harm from hazardous substances.

The estimated cost of this proposed development is \$13,550,785 while the estimated cost of the adjacent development at 349 Liverpool Street is \$27,965,613.00 in spite of it being a smaller development. This doesn't make sense to us.

The developer's Darlinghurst_SEPP [Housing] 2021 Statement makes comparisons between our area and New York. We have heard that New York is a city of many social problems including a lack of access to affordable housing and pedestrian danger? Is this what we want next to us?

We did not choose to live in New York, we don't wish to live in New York and we certainly don't want New York brought next door to us free of charge.

Yours Faithfully

Geoffrey Hansen (1 Darley Place owner's son), Rosemary Hansen (1 Darley Place owner) and Anthony Bastow (1 Darley Place owner's brother)

We are long term residents and our family has lived in our house at 1 Darley Place Darlinghurst since 1965. Our house is within seven metres of the proposed development.

We strongly object to the proposed development at 355 Liverpool Street Darlinghurst. The construction work will block the only access we have to our house, the eight story section of the building will severely overshadow our house and it will take away the last local boarding house that we know of which Darlinghurst really needs.

The existing boarding house on the site which is proposed for demolition is listed as contributory item in the Oxford Street and Victoria Street Heritage Conservation Area. We do not see any need to demolish this contributory item. To us it appears to be in good condition apart from needing a coat of paint.

The boarding house is in fact partly comprised of two 1870s terrace houses. These terraces are part of the heritage of our area and certainly shouldn't be demolished.

It is the last boarding house that we know of in this area and its demolition will mean that many people who would have lived in a boarding house will no longer to live in the Darlinghurst area. This is a concerning loss of housing diversity. The area needs affordable housing such as boarding houses not more expensive apartments.

We have memories of people laughing and playing in the boarding house's swimming pool. This is how Darlinghurst should be. It will be awful to have more apartments in its place.

Darley Place is a very narrow dead end one lane laneway without a footpath and is the only pedestrian and road access that most of the Darley Place residents have. Many of these residents are elderly.

To our shock we read that the developer is proposing to use a mobile crane in the Darley Place laneway and to have a construction work zone at its Darley Street entrance during business hours. This will block the only access we and is unsuited to a heavy pedestrian area.

If the developer is allowed to have any type of crane, construction work zone or truck within the Darley Place laneway it will block the only access we have to and from our house. We will effectively be held captive in our homes during the day or we won't be able to go home during business hours. Darley Place is certainly not suited to trucks.

The owner of 1 Darley Place has some serious medical issues which may require access to St Vincent's hospital at any time of day and at very short notice. Will she be unable to get urgent treatment because the Darley Place laneway has been blocked

during business hours? She will also be unable to get out for exercise and recreational reasons during business hours. She could basically become a prisoner in her own home during business hours as the laneway is our only access.

What if the 1 Darley Place owner or another resident of Darley Place needs an ambulance to assist very quickly? Will the ambulance be unable to assist because they can't get through the developer's mobile crane and construction work zone?

The owner's son and other residents of Darley Place who work do not always work 9 to 5 working hours. They may even be called into jobs at short notice as has occurred recently. Is it fair that they can't get out of their homes because Darley Place has been blocked between 9am and 5pm by construction work? Is it fair for them to potentially lose income as a result? What if a resident needs to return home urgently because their mother is sick?

Another elderly resident in Darley Place regularly has people come to assist during business hours. The proposed construction work will prevent this from occurring.

There is also a resident in Darley Place who is driven to recreational activities. Will this be prevented because she is blocked from having car access during business hours?

There is at least one young child living in Darley Place. How will that child get to and from child care and eventually primary school if Darley Place is blocked off by the construction work?

From time to time the residents of Darley Place require trades persons to attend their houses to undertake work. This mainly occurs during business hours. Will we be unable to have repairs done because the developer feels entitled to block our access?

It is ridiculous for the developer to suggest that the construction works are unlikely to have a major affect on surrounding resident due to works occurring during standard business hours. The works will have a major affect on the residents of Darley Place.

The suggestion of having construction work between 7am and 6pm on Mondays to Fridays only adds to our concerns. 7am is too early to start construction works when there are elderly residents nearby.

The Construction Management Plan's suggestions including the Construction Work Zone at the intersection and having a mobile crane in Darley Place are completely unacceptable.

We predict that for at least the first twelve months of the occupation of the proposed adjacent new building at 349 Liverpool Street the residents' cars will also be held captive during business hours as a result of the construction work for the 355 Liverpool Street building. The apartment owners will have spent very large sums of money on

expensive housing yet will not be able to drive their cars in and out whenever they choose. A large amount of money will have been spent and neighbours will have undergone fear and suffering for a three level below ground car park which will be inaccessible during business hours because the only road access is blocked by a crane and a construction work zone. Imagine the disappointment of the new residents who may in total have up to fifteen cars.

To access Darley Place any trucks or construction vehicles will have to pass through Darley Street. Darley Street is a heavy pedestrian area. It would not cope with a large amount of traffic and especially not with truck movements.

Another reason why Darley Place should not be used for construction access is that the City of Sydney Council recently told us that the developer next door will not be using Darley Place and Darley Street to access their construction site. If the developer next door can't use Darley Place why should the 355 Liverpool Street development be allowed to use it?

It would be more suitable to have the site accessed from Liverpool Street.

If however changes cannot be made to the heritage facade at 355 Liverpool the only suitable access to the site for construction activities would be from the adjacent Toohey Miller site at 349 Liverpool Street especially as they are planning to undertake a development as well.

If the proposed development and the adjacent development at 349 Liverpool Street are both approved our very narrow laneway could end being used by up to 36 cars once construction is complete. Is that good traffic management? What if a car breaks down or a car lift breaks down in one of the new developments?

The development is within walking distance of very good public transport. This should negate the need to build so many underground car spaces.

Note that the property at 257 Forbes Street/333 Liverpool Street has a car garage and road access to Liverpool Street. This demonstrates that road access directly on to Liverpool Street can be a viable option for some properties.

Another possible option could be tunnel being built from Whyte's lane to the underground car parks of both developments. This would remove the excess traffic from Darley Place but would require the developers to not risk damaging the foundations of surrounding buildings especially those that are heritage items.

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Yours Faithfully

Geoffrey Hansen (1 Darley Place owner's son), Rosemary Hansen (1 Darley .I owner) and Anthony Bastow (1 Darley Place owner's brother)

From: Jantina Roach <jroach@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, May 13, 2024 1:06:15 PM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2024/230 - 355-357 Liverpool Street DARLINGHURST NSW 2010

-----Original Message-----

From: Daniel Stanley <DStanley@cityofsydney.nsw.gov.au>
Sent: Monday, May 13, 2024 9:30 AM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2024/230 - 355-357 Liverpool Street DARLINGHURST NSW 2010

Hi Admin,

Please can you register this as a submission and send acknowledgement receipt.

Thanks
Dan

-----Original Message-----

From: AJS French Polishing <[REDACTED]>
Sent: Monday, May 13, 2024 8:19 AM
To: Daniel Stanley <DStanley@cityofsydney.nsw.gov.au>
Subject: Query: D/2024/230 - 355-357 Liverpool 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.

Dear City of Sydney,

I would like to object to the DA on the basis that it will reduce the number of affordable dwellings in the area.

Even if the site should be given over to more expensive housing, it seems unnecessary to demolish the building and excavate a carpark rather than just renovate it. Demolition causes enormous disruption and poses a risk to the surrounding heritage buildings. A new building would inevitably be out of keeping with the general neighbourhood, unlike the current old building.

Regards,
Anthony Sexton
46/347 Liverpool St
Darlinghurst.

From: Jantina Roach <jroach@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, May 13, 2024 1:03:18 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2024/230 - 355-357 Liverpool Street DARLINGHURST NSW 2010

From: Daniel Stanley <DStanley@cityofsydney.nsw.gov.au>
Sent: Monday, May 13, 2024 9:28 AM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: FW: Query: D/2024/230 - 355-357 Liverpool Street DARLINGHURST NSW 2010

Hi Admin,

Please can you register this as a submission and send acknowledgement receipt.

Thanks
Dan

From: Cathi Joseph <[REDACTED]>
Sent: Sunday, May 12, 2024 8:57 PM
To: Daniel Stanley <DStanley@cityofsydney.nsw.gov.au>
Subject: Query: D/2024/230 - 355-357 Liverpool 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.

Re: D/2024/230

Address

355-357 Liverpool Street DARLINGHURST NSW 2010

Applicant

X.PACE DESIGN GROUP PTY LTD

Description

Demolition of existing boarding house, excavation and construction of a new part 5 and part 8 storey residential flat building, containing 2 basement levels with 16 parking spaces, 19 apartments, rooftop communal open space and vehicle access from Darley Place.

City of Sydney contact

Daniel Stanley

Estimated cost

\$13,550,785.00

Lodged date

03/04/2024

Status

Being assessed

My name is Catherine Joseph, and I live in 6/5 Darley St Darlinghurst (Ballina), next door to the proposed development at 355-357 Liverpool St, and near 349 Liverpool St.

I am concerned about the housing needs of the current occupants of the boarding house many of whom are long term Darlinghurst residents who require low cost housing. Where are they supposed to live?

Further, I object to this development proposal for the following reasons:

The number of occupants is going to be far less than the current building houses. More people are going to be unhoused than the number of people who will be housed.

The footprint of the proposed building is greater than the current building: this will impact on the current Ballina building, overshadowing the western wall, cutting off light, air, and views for the Ballina residents. The new building will have lovely open space and views – at the expense of Ballina.

The traffic conditions during construction will be very disrupted – Liverpool St has often been closed off for construction work on one building (e.g. Yirranma Place amongst others) – the massive demolition and construction work on 2 buildings within a similar time frame or over an extended period of time (proposals for 349 and 355-357 Liverpool St), will be extremely difficult. This will affect the flow of traffic between Darlinghurst Rd and Forbes St.

As a pedestrian this will have an effect on a well-used bus route on Burton St (389) – I'd like to point out that this bus route is heavily used at times by both SCEGGS and National Art School students. These institutions also have heavy private traffic usage at peak hour which will be affected by closures of Liverpool St.

The noise from the construction will be disruptive. There are a lot of old people (including me), shift workers, work from home workers, sick and infirm people, who are often / generally at home during the day, who will have to contend with a great amount of increased noise.

The proposed vehicle access to the parking spaces in the new building: Darley Place is a short narrow lane – how is the parking going to be managed, for both these new buildings?? The 355-357 Liverpool St development doesn't even have parking for all the apartments, so there will be extra parking demands from the building's occupants, and their visitors.

Thank you for your consideration,

Catherine Joseph

6/5 Darley St, Darlinghurst 2010

████████████████████

From: Raffi Vartanian <RVartanian@cityofsydney.nsw.gov.au> on behalf of Raffi Vartanian
<RVartanian@cityofsydney.nsw.gov.au> <Raffi Vartanian <RVartanian@cityofsydney.nsw.gov.au>>
Sent on: Thursday, May 23, 2024 1:09:09 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: D/2024/230, DA submission objection, Dr Shelly Morgan, (02) [REDACTED]

Hello,

I am writing on behalf and Dr Shelly Morgan in relation to the above mentioned DA. Specifically, Dr Morgan wishes to object to the proposed development as the building itself is an old building from the 1850's in a heritage / conservation area. She is wishing to object to the potential negative changes that this development will have to the conservation area as a whole, in addition to the inevitable noise that will follow. The address of the proposed development is 355-357 Liverpool Darlinghurst and presently functions as some sort of boarding house. This will leave the inhabitants, a lot of whom are vulnerable members of society without accommodation (at least in the short term). She does not wish for this development to go ahead and wants to add her voice to the list of objections regarding this.

Kind regards,

Raffi Vartanian
Customer Service



cityofsydney.nsw.gov.au



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

From: Raffi Vartanian <RVartanian@cityofsydney.nsw.gov.au> on behalf of Raffi Vartanian
<RVartanian@cityofsydney.nsw.gov.au> <Raffi Vartanian <RVartanian@cityofsydney.nsw.gov.au>>
Sent on: Thursday, May 23, 2024 1:16:00 PM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: D/2024/230, 355-357 Liverpool Street, Darlinghurst, DA objection

Good afternoon,

I am writing on behalf of a Mr Terence Horilczenko, who is an aged pensioner and resident of a boarding house at 355-357 Liverpool street, Darlinghurst. He is wishing to strongly object to the proposed development mentioned above, as he is an individual who deals with multiple health issues who's life would be severely impacted in a negative way should the proposed development go ahead. Finding new accommodation would provide to be quite difficult, especially given the mobility issues that his health complications present him with.

Kind regards,

Raffi Vartanian
Customer Service



cityofsydney.nsw.gov.au



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