

# **Attachment C**

**Submissions**

24 April 2023

Clr Clover Moore  
Lord Mayor  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Dear Clover

### **D/2023/119 1-5 Flinders Street Surry Hills**

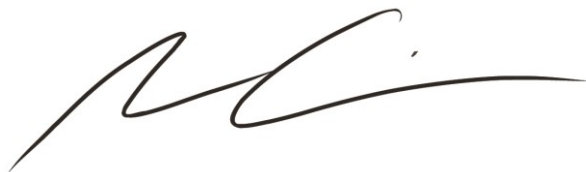
I write on behalf of constituents who have raised concerns about this development, which proposes changes to allow a new three storey plus rooftop addition to the existing building with commercial fit-out and landscaping.

Those who have contacted me are concerned about impacts on the heritage value of the building, which they identify as a listed item. I understand that these concerns relate to the internal demolition and changes required to allow three additional floors to be added as well as the concrete design of additional floors proposed to be added to the Federation brick building. They identify incongruous materials and scale that will dominate the existing building's detail.

Those who have contacted me also raise concerns about the proposal being inconsistent with the streetscape and adjacent buildings at Taylor Square and believe that the design detracts from the local area, particularly given the visibility of the existing building in Taylor Square.

***Could you please ensure that these concerns are assessed for this proposal?***

Yours sincerely



Alex Greenwich  
**Member for Sydney**



**From:** Adam Rooney <[REDACTED]> on behalf of Adam Rooney  
<[REDACTED]> <Adam Rooney <[REDACTED]>

**Sent on:** Friday, April 14, 2023 6:50:32 AM

**To:** dasubmissions@[REDACTED]

**Subject:** Ref DA: D/2023/119, 1-5 Flinders Street SURRY HILLS 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.

Regarding DA Notification: D/2023/119, 1-5 Flinders Street SURRY HILLS NSW 2010

I find the proposal excessive in scale, disrespectful to the heritage of the building and the area.

It will be an eye sore for the area in general and make the current building that is enjoyable to observe, ugly if the proposal is approved.

It will also diminish the the areas conservation and heritage value.

I feel the buildings envelope should be retained/restored and not increased.

Kind regards

Adam Rooney

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

<[REDACTED]> <PlanningAlerts <[REDACTED]>

**Sent on:** Friday, March 31, 2023 9:49:36 AM

**To:** dasubmissions@[REDACTED]

**Subject:** Comment on application D/2023/119

**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.

## For the attention of the General Manager / Planning Manager / Planning Department

Application D/2023/119

Address 1-5 Flinders Street Surry Hills NSW 2010

Description Internal demolition, alterations and additions including a new three storey plus rooftop addition to the existing building with fitout for commercial uses and landscaping.

Name of commenter [REDACTED]

Address of commenter [REDACTED]

Email of commenter [REDACTED]

### Comment

Completely agree with the above comments about an unsympathetic design for an iconic Taylor Square location and building. It must also be taken into consideration with other proposed developments for the Taylor Square precinct, such as the hideous windowless box being determined by the LPP next Wednesday for D/2022/327 – 191-195, 197-199 and 201 Oxford Street, Darlinghurst. Trying to imagine the height and bulk of both proposals at Taylor Square is certainly not going to increase the aesthetic appeal of the precinct at all and will dominate the historic court buildings opposite. The lack of co-ordinated planning in Sydney is a huge problem.

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**From:** Antonio Egizii <[REDACTED]> on behalf of Antonio Egizii  
<[REDACTED]> <Antonio Egizii <[REDACTED]>

**Sent on:** Friday, April 14, 2023 2:21:52 PM

**To:** dasubmissions [REDACTED]

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Shannon Rickersey

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 there I wish to formally object to this Development application on the basis that I am an immediately impacted owner/resident in an apartment on 200 Campell Street.

I have fears of sunlight no longer falling onto Campbell St from above that particular building where the sun usually pokes through and lights up the street. I have fears of parking issues as there are no parking plans visible on the plan. I am against tampering with heritage listed buildings and also don't want to see the precinct become tampered with from it's original look and feel which is currently very classic. I am very against building up on top of heritage listed buildings as a response to to the fact that they cannot be knocked down. I'm against all the work that would need to be done to prepare the building for additional storeys and the deviation to the original building that would have to occur is just very unsettling to think about when it can just be left alone as it has always stood.

I'm upset to think about the amenity and view loss to the neighbouring building that gets to look over the top of it into the city.

I disagree with Taylor square becoming overshadowed by taller buildings as it currently is a bright and open space that many people enjoy walking their dogs and sitting in the sun. Once this building gets the green light then others in the area too might do the same. Definitely don't want or need this as an impacted resident living very close.

Thanks for allowing the opportunity to comment.

Anthony

**From:** Billie Paris <[REDACTED]> on behalf of Billie Paris <[REDACTED]> <Billie Paris <[REDACTED]>>

**Sent on:** Sunday, April 16, 2023 7:09:18 PM

**To:** dasubmissions@[REDACTED]

**Subject:** Ref DA: D/2023/119, 1-5 Flinders Street SURRY HILLS 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.

Regarding DA Notification: D/2023/119, 1-5 Flinders Street SURRY HILLS NSW 2010

I am writing to object to the proposal to add height to the historical building on 1-5 flinders street.  
I live across the road in the Belgenny building, also a historical building.  
I believe the proposed changes would significantly change the look and feel of this very significant area.  
Kind regards  
Billie Paris  
[REDACTED]

Sent from my iPhone

**From:** <[REDACTED]>  
**Sent on:** Friday, April 14, 2023 2:35:07 PM  
**To:** dasubmissions@c[REDACTED]  
**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Shannon Rickersey

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.

Good Afternoon,

I'm writing in to object to the above mentioned DA for 1-5 Flinders St Surry Hills. I am a resident of the surrounding area and while I do agree that the building needs to be renovated and put to use I don't agree with the increased height proposal of an additional 3 stories. This will completely destroy the look of the building and its heritage features and will block out what little light residents in the surrounding apartment complexes already get. Also additional stories will mean additional people and the loss of the limited parking we have in the area.

My view is that renovating the current rooftop for that venue would be sufficient and in line with the other buildings in the area.

Thanks

Erin

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

**Sent on:** Friday, April 14, 2023 8:51:42 AM

**To:** dasubmissions@[REDACTED]

**Subject:** Ref DA: D/2023/119, 1-5 Flinders Street SURRY HILLS 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.

Regarding DA Notification: D/2023/119, 1-5 Flinders Street SURRY HILLS NSW 2010

Hello

I am writing in objection to the above DA application D/2023/119 .  
My objection is in response to the significant loss of light, privacy and aspect that this project would have on a multitude of residents.

The design proposed is absolutely not in keeping with the area ! Not to mention it is visually unappealing.

Whilst a cultural hub is a positive addition another nightclub/ bar is superfluous .  
I strongly oppose this application.

With Thanks

[REDACTED]

\* please withhold name and email details



**From:** Heather Leaf <[REDACTED]> on behalf of Heather Leaf <[REDACTED]> <Heather Leaf <[REDACTED]>>

**Sent on:** Sunday, April 16, 2023 6:20:05 PM

**To:** dasubmissions@[REDACTED]

**Subject:** Ref DA: D/2023/119, 1-5 Flinders Street SURRY HILLS 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.

Regarding DA Notification: D/2023/119, 1-5 Flinders Street SURRY HILLS NSW 2010

Dear Shannon,

I was belatedly alerted to the DA proposal this evening by an alarmed friend. I have 2 reasons for my objection to this DA.

The artist's rendition of the new development looks atrociously absurd and absolutely spoils the lovely architecture of the current building. I am concerned that this will degrade the historical charm of this area, as a local resident.

I also object to this DA proposal as an owner of one of the units in the apartment directly opposite this site. It would break my heart to lose the only source of natural light that I have for the unit that I own and live in. Most of the studios in this block of 90 face east and it would drastically affect the quality of life for all residents involved if the DA was to be approved.

Please I implore you to reach out to all residents in Belgenny, 389 Bourke St - who treasure this iconic building for its east facing aspect. It may be a 94 year old art deco block but the bright and sunny aspect has brought a lot of joy to its residents.

Yours Sincerely,

Heather

Sent from my iPhone

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

<[REDACTED]> <PlanningAlerts <[REDACTED]>

**Sent on:** Wednesday, March 29, 2023 12:55:48 PM

**To:** dasubmissions@[REDACTED]

**Subject:** Comment on application D/2023/119

**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.

## For the attention of the General Manager / Planning Manager / Planning Department

Application D/2023/119

Address 1-5 Flinders Street Surry Hills NSW 2010

Description Internal demolition, alterations and additions including a new three storey plus rooftop addition to the existing building with fitout for commercial uses and landscaping.

Name of commenter [REDACTED]

Address of commenter [REDACTED]

Email of commenter [REDACTED]

### Comment

According to the documentation that accompanies this DA it complies with all the planning objectives proposed for the Taylor Square precinct.

This might be true but in this case it should not be about pushing controls to the limit but also making a contribution to the urban environment.

Taylor Square lacks a sense of place and needs a redesign but this DA will add nothing to the precinct.

Additions to historic buildings require respect, this proposal crash lands on the roof of

1-5 Flinders Street and more than doubles the height. The heavy handiness of this proposal suffocates the host building which is an important contributor to the character of Taylor Square.

Any additions to 1-5 Flinders Street needs to 'tread lightly', this DA takes the opposite direction and should be rejected.

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

<[REDACTED]> <PlanningAlerts <[REDACTED]>

**Sent on:** Thursday, March 30, 2023 12:05:44 AM

**To:** dasubmissions@[REDACTED]

**Subject:** Comment on application D/2023/119

**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.

## For the attention of the General Manager / Planning Manager / Planning Department

Application D/2023/119

Address 1-5 Flinders Street Surry Hills NSW 2010

Description Internal demolition, alterations and additions including a new three storey plus rooftop addition to the existing building with fitout for commercial uses and landscaping.

Name of commenter [REDACTED]

Address of commenter [REDACTED]

Email of commenter [REDACTED]

### Comment

It's hard to imagine a less sympathetic design with the rest of the building. It's very unattractive, out of keeping with the area and the historic courts building opposite and should be rejected. A better option must be possible. One that can help make Taylor Square a landmark that people will want to visit and spend time in.

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**From:** Matt Strachan <[REDACTED]> on behalf of Matt Strachan <[REDACTED]> <Matt Strachan <[REDACTED]>  
**Sent on:** Sunday, April 16, 2023 5:43:42 PM  
**To:** dasubmissions@[REDACTED]  
**Subject:** Ref DA: D/2023/119, 1-5 Flinders Street SURRY HILLS 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.

Regarding DA Notification: D/2023/119, 1-5 Flinders Street SURRY HILLS NSW 2010

This will give the neighbouring buildings a significant loss of natural light for more than half of the hours they currently receive natural light

It is gross overdevelopment.

It is not in keeping with the heritage of the area.

Too tall, doubles the height of the existing structure.

Ruins the aesthetic and the heritage of the building

Will create parking issues in an area where parking spaces have reduced over the years

Will block views of neighbouring buildings

High visual impact on Taylor Square precinct removing character of the area

Footprint to height ratio is askew. A building this small should not be able to be this tall.

Noise from commercial use rooftop

I'm not opposed to development in this area, one additional storey to current building and a rooftop would be much more appropriate.

**From:** Matthew Hall <[REDACTED]> on behalf of Matthew Hall <[REDACTED]> <Matthew Hall <[REDACTED]>>  
**Sent on:** Monday, April 17, 2023 10:13:28 AM  
**To:** dasubmissions@[REDACTED]  
**Subject:** Ref DA: D/2023/119, 1-5 Flinders Street SURRY HILLS 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.

Regarding DA Notification: D/2023/119, 1-5 Flinders Street SURRY HILLS NSW 2010

Hi Shannon,

Just a submission against the proposal on Flinders Street. I live in the belgenny directly across the road. I have lived here for 20 years and over that time the noise from the surrounding pubs and properties has increased significantly and adding height and more development would only make this worse. As a resident of Surry Hills it would be nice to remain here but if the noise and construction continue it would only erode an already fragile suburb... Hopefully this doesn't fall on deaf ears. It is also a shame that they want to ruin a rather beautiful pub by putting the extra floors on which look quite weird. Aesthetically very un appealing.

Regards Matthew Hall

**From:** Max Porcaro <[REDACTED]> on behalf of Max Porcaro <[REDACTED]> <Max Porcaro <[REDACTED]>

**Sent on:** Tuesday, March 28, 2023 2:15:57 PM

**To:** dasubmissions@[REDACTED]

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Shannon Rickersey

**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 Shannon,

I would like to put forward my objection to the proposed development of the old T2 building.

I feel it is out of place in front of Taylor Square. It stands out like a cheap alteration on top of the heritage building. Taylor Square needs a good tidy up, and would look grand as a European style plaza, but this would be an eyesore, and allowing it because they promise to have an art space in the dungeon space of the old Manacle is rather sad. The building would make a great bar / restaurant space as it is.

I look forward to your feedback.

Kind regards, Max

**From:** Michael Plit <[REDACTED]> on behalf of Michael Plit <[REDACTED]> <Michael Plit <[REDACTED]>>  
**Sent on:** Thursday, March 23, 2023 9:02:40 PM  
**To:** City of Sydney <council@[REDACTED]>  
**Subject:** D/2023/119 proposal feedback

**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,

I couldn't get the feedback form on my phone to work using the planning website. Please pass this on.

I am writing with regards to D/2023/119, 1-5 Flinders St Surry Hills.

1. The building is based on a pile of pebbles and that part of the building (facing Oxford street) is very nice. It is in harmony with the existing structure and makes a lot of sense.

The second half of the building seems to have been added on by a different person. It has no relationship to the existing structure other than having been dumped on top of it. It also leaves a lot of wasted space with the awkward join between the pebble and the rectangular part.

There is an opportunity here to create an iconic building for Sydney here and it should not be wasted.

The structure needs to use the pebble metaphor all the way around in a single unified whole. Each floor should be a single oval that swoops through the air, not a mash up of graceful arcs tied to a boring apartment building.

2. The roof garden should be a public park managed by the city of Sydney, if not outright owned by it. That air space is currently owned by the people and there is no reason for us to just give it away for nothing.

Surry Hills needs more parks and this should be one. Plus, corporate roof gardens are almost never in use while this park would be an amazing attraction.

There should be an external lift that takes people up to the park 24 hours a day.

Don't give the future of our city away to developers. They want 3 more stories? We should get a park for it.

Thanks,

Michael



**From:** Mirsad Design <[REDACTED]> on behalf of Mirsad Design  
<[REDACTED]> <Mirsad Design <[REDACTED]>

**Sent on:** Friday, March 24, 2023 8:40:31 PM

**To:** dasubmissions@[REDACTED]

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Shannon Rickersey

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.

I own and live in 406/200 Campbell St, Darlinghurst. My unit faces Campbell street and has a cute view of Paddington town hall, seen across the top of 1-5 Flinders St.

Unfortunately I have to object to this development as my unit gets very little natural sunlight and is very dark for most of the day. What little natural sunlight I get in the mornings will be completely blocked by this development.

I would prefer to not to live in total darkness and lose what little outlook I have.

Regards

Mirsad Saric

**From:** Peter Foggitt <[REDACTED]> on behalf of Peter Foggitt <[REDACTED]> <Peter Foggitt <[REDACTED]>>  
**Sent on:** Monday, April 17, 2023 10:14:46 AM  
**To:** dasubmissions@[REDACTED]  
**Subject:** 1-5 Flinders St

**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 writing to object to the proposal to redevelop 1-5 Flinders St, Surry Hills.

The stated aim of the Oxford St Creative and Cultural Plan is to strengthen LGBTQI Cultural Identity.

How can this happen when:

The building would be defaced by being gutted to have three bags of concrete stuck on top.

It would obliterate the site of some vital parts of our history- such as the Taylor Square Clinic, which was a pioneer in dealing with the AIDS epidemic. There were also gay bars and other venues.

It would also add to the list of other historic Sydney buildings which have been defaced by having inappropriate additions put on their roofs, such as the tin sheds on Customs House, the MCA and the Adina at Central. It would be another addition to Sydney's sad loss of civic pride.

Why not restore the building, charge a reasonable rent and return it to the community? Perhaps it could be the location of the much needed Sydney LGBTQI Museum.

Please do not desecrate another piece of Sydney's heritage.

Best regards,

Peter Foggitt

**From:** Peter King <[REDACTED]> on behalf of Peter King

<[REDACTED]> <Peter King <[REDACTED]>

**Sent on:** Friday, April 14, 2023 5:08:23 PM

**To:** dasubmissions@[REDACTED]

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Shannon Rickersey

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.

Good afternoon,

I email in the strongest terms to object to the above above over-development of a building I believe the City of Sydney should never have sold in the first place.

Firstly the 'artist's impressions' as pictured in the proposal look, absolutely nothing like the impressions previously supplied by Council. NOTHING LIKE!

I am a 5+ year resident of Vivere at 200 Campbell

St, Darlinghurst. My lot faces directly faces the site, and I believe I will be directly affected by such an obscene proposal. My building is a very community oriented, friendly environment in which to reside. Many of my fellow residents would be more affected than I.

The building directly across the road, I think at 185 Campbell St, known as Taylor Grand would be similarly affected in their loss of amenity to the leased, or owned apartments.

Worst still, residents of Belgenny apartments on Bourke St, especially those on lower levels, and not to mention and people residing at the same height as the proposed upper restaurant and bar. No doubt operating to midnight, possibly later on weekend nights.

UNACCEPTABLE is the only word that springs to mind about this imposition, perhaps on many residents whom have lived there for many years. Not forgetting The Lawson building next door at 306 Bourke St.

Developers, and councillors may take a lesser view of the residents of the Alboarding house on Flinders St, directly across the road who would also be affected. I hope my presumption here is incorrect.

The are the very near by Claridge Apartments to be taken into account too

Of great concern to me from experience living here for an extended period, is the 'rainbow crossing' cannot be closed down during the day, so there would be seemingly endless 'night works' which would affect, quite literally hundreds of people's legal right to "quiet and peaceful enjoyment of their lot". This right applies to rate-paying locals, and the tenants of investors. It would seem clear this is of little consequence to developers and the Council.

As a resident who relies on home services coming to assist me with various tasks each week, my providers are always having issues with parking. Without having read every aspect of the proposal, where are the people occupying this monstrosity going to park?

Regards,

Peter King

Sent from my iPad

**From:** Rob Strang <[REDACTED]> on behalf of Rob Strang <[REDACTED]> <Rob Strang <[REDACTED]>>  
**Sent on:** Tuesday, April 4, 2023 2:31:14 PM  
**To:** dasubmissions@[REDACTED]  
**Subject:** Ref DA: D/2023/119, 1-5 Flinders Street SURRY HILLS 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.

Regarding DA Notification: D/2023/119, 1-5 Flinders Street SURRY HILLS NSW 2010

The portion of this development fronting Taylor Square above the existing façade line needs a total re-think. It is offensive. It is not “sympathetic” to the existing building, as the architect’s blurb suggests. It competes with the existing building, and loses badly. It’s crude design - it’s bulk and style - will unduly dominate the square.

I am an urban designer with decades of experience in the architecture profession. However, that is not why I’m commenting on this DA. I am a gay man who lived in the area for decades, and who has a long history within the context of Oxford Street and Taylor Square. And I know that building well – inside and out. Taylor Square, and the local community, deserves better than this. The design of this building needs a re-think.

At the very least, the building form (including balconies) needs to be set back at least two metres from the existing curved building parapet at the Taylor Square end. And some delicacy to the upper elevation wouldn’t hurt either, in keeping with the existing façade.

Regards,

Rob Strang

[REDACTED]

**From:** Rodney Collins <[REDACTED]> on behalf of Rodney Collins <[REDACTED]> <Rodney Collins <[REDACTED]>

**Sent on:** Thursday, April 13, 2023 10:28:49 AM

**To:** dasubmissions <[REDACTED]>

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Shannon Rickersey

**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 submitting an objection to DA D/2023/119.

I am submitting this objection on behalf of my wife and I.

We live in the Ivy building at 417-419 Bourke St, Surry Hills which is part of the St Margaret's apartment complex.

As can be seen from the attached photo, we have a direct view over the proposed development and are most concerned with the impacts on our amenity.

Firstly, we would like to bring to the attention of the planning panel and the committee determining this DA that we were only made aware of the DA when a friend forwarded an article about the proposed development from a local newspaper. This development detrimentally impacts our view corridor, but we were not included in the DA mail out.

Council staff advised that we were not formally notified of the DA as we reside outside the specific distance required by the Council.

The attached photo clearly shows that we are very obviously visually impacted by the proposed development.

We understand that there realistically must be some restriction to the area required for notification regarding new developments, but surely if DAs include increased height then the surrounding buildings and sight corridors must be taken into account.

Our objections to the development are as follows:

\* The new levels to be built on top of the existing heritage building do not in any way reflect the look and feel of the existing building or area.

Indeed, the building designers have even stated that the new levels are "inspired by the layering of volumes like the pebble stack", how a pebble stack relates to Taylor Square or the surrounding environment is beyond comprehension. Nor does the artist's impression of the proposal appear to have any relevance to a pebble stack. It appears to be concrete swathes with draped greenery. Should the greenery not survive the building would be visually very confronting.

There appears to be no consideration of the existing heritage building design. Clearly there is no attempt at integration or compatibility of design with either the existing building or the surrounding buildings and streetscape. Merely the desire to take advantage of, and maximise, the new Oxford St planning opportunities.

\* We understand that views impacted by a DA are generally not considered as a reason to reject a DA.

However, we feel that Subsection 4.2.2 of the DA, under the heading 'Amenity', is false and misleading. It states 'The proposal will not result in any significant view loss to residential apartments surrounding the site on Bourke St'. The attached photo, taken from our north-facing balcony, clearly shows that our view loss will be significant, clearly impacting our direct view of the Supreme Court at Taylor Square.

We will also lose the sight line through to the greenery of Taylor Square and the Court.

When the Court is lit at night, the illumination provides a beautiful view of this famous heritage building. The current view of the Court is a particularly calming and peaceful sight in such a busy area.

This view will be lost to not only us and several other apartments in our particular building, but the line of sight and light for several buildings in Bourke Street and Campbell Street will also be severely impacted by the increased height and volume of the proposal.

\* The proposed increased height and volume on Taylor Square will continue the height of the Oxford Street precinct, the beginning/continuation of a wind and height corridor, along Bourke ST similar to Anzac Parade at Kingsford. The Rathborne, another new development, on the corner of Short Street and Flinders Street is the continuation of this wind and sight tunnel. Taylor Square is already adversely impacted by several unsightly giant advertising billboards on top of several buildings. This is an opportunity to retain Taylor Square as a small area that is height restricted, a more people friendly height allowing for people to congregate and enjoy an open space in an inner urban area that is not overshadowed by five levels of a disjointed development.

To conclude our objection to this DA, how much more of our amenity are we expected to just accept in the name of the revitalisation of Oxford St?

We understand the revitalisation is more than necessary and indeed is long overdue, but question the need for the increased height levels.

A serious and creative developer could revitalise and improve the amenity of the area without the increased visual and volume impacts proposed by this developer.

Rod & Kathie Collins



Sent from [Mail](#) for Windows

**From:** Suzanne von Kolpakow <[REDACTED]> on behalf of Suzanne von Kolpakow <[REDACTED]> <Suzanne von Kolpakow <[REDACTED]>

**Sent on:** Saturday, March 25, 2023 10:36:39 PM

**To:** dasubmissions [REDACTED]

**CC:** [REDACTED]

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Shannon Rickersey

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.

Good evening,

A link on your website prompted me to an email address for submission of comment / feedback to development application 2023/119-1-5 Flinders Street.

I am in opposition of this development. I am a resident at 389 Bourke Street. I am currently building a Sydney Metro station and understand construction along with the concerns to community that often follow in these sorts of projects.

My window faces north east and I have concerns on the shadow impact and view from my windows. How tall are you seeking to build?

I have concerns on your proposed levels of noise, vibration, and work hours to my building. What community engagement plans do you have and notification strategy for my building? What respite do you have and construction methodology/environmental protocols for things like noise, vibration, dust?

I have been less than impressed with past and current Council projects from the lack of stakeholder engagement and recent disrespect to residents with OOH work and worker behaviour.

Permits and approvals are flying out the door with little consideration to the journey of the product to local residents and businesses.

Please don't ruin the lives of the people who live in the area with this development. You'd seriously piss a lot of people off I reckon.

Kind regards

Sent from my iPhone



Content: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and vice versa regarding this email.

I am submitting an objection in relation to the proposed development related to DA D2023119. I live close to the proposed development in the St Margaret Development in the 14 Floures Street Survey Sheet. I currently have views of the existing heritage building and also of Courthouse across the intersection. (Please refer below)  
As an important resident it was disappointing to learn of this development from a residential newspaper and that we were actually not directly notified given the respect it will have and the proximity.



My objection is based upon the following points:

1. The design is completely out of keeping with the existing heritage structure and the surrounding heritage buildings in the immediate area.
2. The area design completely overstates and distorts the existing structure. It is an extremely high design that is not in keeping with the surrounding area.
3. It ignores the existing historical and architectural heritage and the character and fabric of the outside of a heritage building and are completely out of keeping with the existing building. Why is this proposed to be allowed here?
4. What fundamental values being impacted by this are generally not considered a concern to appear in the DA, in the case that DA specifically refers to "the proposed will result in any significant loss to the surrounding area surrounding the site or broader street". This completely ignores and undermines. It will mean to you can see the heritage Commission will be lost as well much of any open street level view.

Regards,  
Tim O'Leary



**From:** Will Mrongovius <[redacted]> on behalf of Will Mrongovius <[redacted]>  
**Sent on:** Sunday, April 16, 2023 2:11:20 PM  
**To:** DA Submissions City of Sydney <dasubmissions@[redacted]>  
**CC:** Councillor & Mayor Clover Moore <cmoore@[redacted]>; Councillor Linda Scott <lscott@[redacted]>; Councillor Jess Scully <jscully@c@[redacted]>; Councillor Robert Kok <rkok@[redacted]>; Councillor Willam Chan <WChan@[redacted]>; Councillor Sylvie Ellsmore <SEllsmore@[redacted]>; Councillor Yvonne Weldon <YWeldon@[redacted]>; Councillor Emelda Davis <EDavis@[redacted]>  
**Subject:** DA 2023/119- 1 to 5 Flinders St Surry Hills  
**Attachments:** 2023.04.16 To Council re Submission 1 to 5 Flinders St Surry Hills .pdf (431.78 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.

Attention Shannon Rickersey

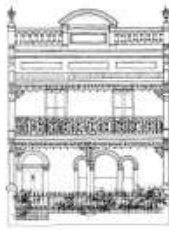
Attached please find our submission

regards will

Will Mrongovius

President

The Paddington Society .



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THE PADDINGTON SOCIETY Inc.  
For Community and Heritage  
Est 1964

To DA Submissions, Sydney City Council

Cc All City of Sydney Councillors

Sunday 16 April 2023

Attention- Shannon Rickersey

**DA 2023/119 1- 5 Flinders St Surry, Hills**

This Federation Free Style building is in a landmark position. Located in a visually dominant position facing Taylor Square, it defines the southern boundary of the square between Flinders and Bourke Streets and is seen in the round.

It is listed as a heritage item under schedule 5 of the Sydney Local Environmental Plan 2012 (SLEP). It is also a contributory item within the Oxford St Heritage Conservation Area (HVA) identified as such because it makes “ a positive contribution to the character and heritage significance of the HCA.

The Heritage Impact Statement prepared by the applicant’s consultant, states on page 49 as follows:

*“ To accommodate and support the dead load and associated live load of the proposed commercial areas of these additional floors, the proposal would require the demolition and removal of all internal elements on all levels of the existing heritage building. The demolition and the removal would include all the internal walls, staircases, timber flooring, existing steel columns on all levels, existing concrete structural members as well as the removal of all heritage significant fabric.”*

The Lord Mayor in a letter dated 13 May 2022 justifying the proposed increased height and FSR controls for the ‘Oxford Street Creative and Cultural Precinct ’ stated:

“Our plan to incentivise this is through planning controls that provide additional height and floor space only if heritage is protected, 10 per cent of the floor area is used for cultural and creative purposes, and use of the other space contributes to Oxford Street's activity and role as a local centre.”

**This application does not meet these objectives.**

The proposed works include the addition of a three storey banded concrete building sitting on top of the Federation brick building, The proposed incongruous materials and scale dominate the fine detail of the existing building.

In order to achieve the additional levels, the interior of the building is to be gutted.

A current example of a similar proposal exists in the conversion of the former Pacific Theatre site on the corner of Oxford St and South Dowling Street, now a forlorn façade.

The proposed design fails to respond to the important role of the building within Taylor Square. Not only will the proposal result in the destruction of the integrity of this heritage item, it will introduce a poorly resolved architectural addition to the detriment of the visual quality of Taylor Square, in particular the high visibility of the site in the round.

The proposal demonstrates the realisation of the concerns and reservation the community had expressed in submissions at the time the changes to the height and FSR were being proposed.

The destruction of this fine building is a high price to pay for 10% of cultural floor area.

The building cannot accommodate the type of addition that is being proposed.

It lacks sensitivity in both the proposed materials and displays incongruity in the detail of the design.

It also demonstrates a disregard to the strategic location of the building and its key role in affecting the future visual quality of Taylor Square.

**We ask that this Development Application be refused**

Yours faithfully



**Will Mrongovius**  
**President**  
**The Paddington Society**



**From:** William Christian <[REDACTED]> on behalf of William Christian  
<[REDACTED]> <William Christian <[REDACTED]>

**Sent on:** Thursday, March 30, 2023 3:13:52 PM

**To:** dasubmissions [REDACTED]

**Subject:** D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Shannon Rickersey

**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 Shannon,

I would like to put forward my objection to the proposed development application of **1-5 Flinders Street, Surry Hills**.

Whilst I do agree that the revitalisation of the tired-looking Taylor Square and the former T2 block is very important, my concern is primarily regarding the height of the proposed dwelling. The **four** added levels above the existing dwelling are absolutely unnecessary in its scale, and the design concept is not at all in keeping with that of the surrounding local area.

The previously approved DA from 2015 is far more aligned with the heritage aesthetics of the neighbourhood, and the additional one extra story/rooftop level that was proposed was enough to preserve the look of the heritage building whilst adding a nice modern touch to capitalise on the views from Taylor Square overlooking the harbour. However, the proposed **four extra floors** above the heritage really take away from the beauty of the existing building. The proposed size of the building really needs to be scaled back significantly.

A single, additional level that capitalises on the rooftop area would make better sense to help maintain the integrity of the existing dwelling without towering over Taylor Square and blocking sunlight due to its mammoth size. Also, in a climate where office/commercial spaces are at an all-time low level of occupancy, there really is no need to be adding multiple levels to facilitate that need. We don't want to see this beautiful building to once again be unoccupied because of this reason.

I look forward to receiving your feedback, and thank you for taking my response into account.

Cheers,

William Christian  
Flinders Street, Surry Hills

**From:** Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au> on behalf of Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au> <Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au>>  
**Sent on:** Friday, May 12, 2023 9:52:32 AM  
**To:** DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>  
**Subject:** RE: Query: D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010

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

From: Kimball Knuckey <[REDACTED]>  
Sent: Friday, 12 May 2023 9:50 AM  
To: Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au>  
Subject: Query: D/2023/119 - 1-5 Flinders Street SURRY HILLS 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 Shannon Rickersey,

I have only just seen the artist's impression of this proposed addition to the Taylor Square building.

I think that the time for feedback from the public has passed, but I still want to put on record my abhorrence for the three story addition to this building. The proposed addition destroys the look of the building- I think it's an appalling proposal.

I hope my feedback can be added to other commentary

Yours sincerely,

Kimball Knuckey  
[REDACTED]

**From:** Peter Foggitt <[REDACTED]> on behalf of Peter Foggitt <[REDACTED]> <Peter Foggitt <[REDACTED]>

**Sent on:** Friday, December 22, 2023 2:12:38 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** Ref DA: D/2023/119, 1-5 Flinders Street SURRY HILLS 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.

Regarding DA Notification: D/2023/119, 1-5 Flinders Street SURRY HILLS NSW 2010

To whom it may concern,

I am writing to object to the proposal to redevelop 1-5 Flinders St, Surry Hills.

The stated aim of the Oxford Street Creative and Cultural Development Plan is to strengthen LGBTQI cultural identity.

How can this be achieved by gutting this beautiful heritage building and putting three giant 'pebbles' on top of it? This is wrong on many levels:

It would deface and ruin the architectural heritage of the 112 year old edifice.

It would destroy a significant part of Sydney's gay heritage. The site of the Taylor Square Clinic, which was vital to the community during the AIDS epidemic, would be lost forever. The building also housed gay nightclubs and other venues.

It would also add to the cheapening and debasement of so many other historic buildings in Sydney that have had completely inappropriate additions stuck on their roofs. Such as the tin sheds that have been placed on top of the Customs House, The MCA and Adina at Central. Three bags of concrete on top of this classic Taylor Square building would only add to Sydney's loss of civic pride.

Why not restore it, charge a reasonable rent, and return it to the community? Or turn it into the much-needed Museum of LGBTQI Sydney?

Please do not add to the destruction of our heritage.

Best regards,

Peter Foggitt

**From:** William Christian <[REDACTED]> on behalf of William Christian  
<[REDACTED]> <William Christian <[REDACTED]>

**Sent on:** Monday, July 29, 2024 3:56:50 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Christopher Ashworth

**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 Christopher,

I would like to put forward another objection to the proposed, amended development application of **1-5 Flinders Street, Surry Hills**.

It is disappointing that the applicant did not consider the feedback from their original proposal. The **three extra levels and rooftop** above the existing dwelling are absolutely unnecessary in its scale, and the altered design concept is even more of an eyesore to that of the surrounding local area.

I echo my statements from my past objection: the previously approved DA from 2015 is far more aligned with the heritage aesthetics of the neighbourhood, and the additional one extra story/rooftop level that was proposed was enough to preserve the look of the heritage building whilst adding a nice modern touch to capitalise on the views from Taylor Square overlooking the harbour. However, the proposed **extra floors** above the heritage really take away from the beauty of the existing building. The proposed size of the building really needs to be scaled back significantly.

A single, additional level that capitalises on the rooftop area would make better sense to help maintain the integrity of the existing dwelling without towering over Taylor Square and blocking sunlight due to its mammoth size. Also, in a climate where office/commercial spaces are at an all-time low level of occupancy, there really is no need to be adding multiple levels to facilitate that need. We don't want to see this beautiful building to once again be unoccupied because of this reason. Whilst I do agree that the revitalisation of the tired-looking Taylor Square and the former T2 block is very important, there is no doubt that both the overbearing height and design of the proposed dwelling is not at all in keeping with the area.

Thank you for once again taking my response into account.

Cheers,

William Christian  
Flinders Street, Surry Hills



**From:** Rowan Harvey <[REDACTED]> on behalf of Rowan Harvey  
<[REDACTED]> <Rowan Harvey <[REDACTED]>

**Sent on:** Tuesday, July 30, 2024 12:03:31 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** Reference number: D/2023/119 Site address: 1-5 Flinders Street , SURRY HILLS 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 Sir/ Madam

The link on the e-planning website to comment on this application seems to be broken, so I am hoping this will make it to you before the deadline, and be acceptable. I would like to comment on the following application.

Reference number:  
D/2023/119

Site address:  
1-5 Flinders Street , SURRY HILLS NSW 2010

It appears that the new designs are even uglier and less in keeping with the area than the initial proposal lodged last year. Taylor Square, if protected, has the potential to develop in future into a local hub and community center, particularly given the new development down Oxford Street. It would be wonderful to see it become a place people could come, eat and drink in the square, visit the new museum and enjoy the views of the courts and other heritage buildings. Granting this application would probably hinder, rather than help that objective and cut off future, more sensitive, development. Oxford Street has huge potential and Taylor Square is a big part of that - fewer places in central Sydney offer such promise. Please reject this development.

I would also suggest that, as the link to comment on the application on the e-planning website was broken when I tried it, additional efforts should be made to contact local residents to get their thoughts.

Best wishes,

Rowan Harvey

**From:** [redacted] on behalf of [redacted] <[redacted]>

**Sent on:** Wednesday, July 31, 2024 7:40:49 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Christopher Ashworth

**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.

I oppose this plan.

I would like to keep my information private.

Parking impacts - an already extremely difficult for residents to get parking adding more commercial floor space will exasperate the situation, the building has no parking facilities and will rely on street parking

Visual impact - it is visually jarring, a structure much larger than the original structure

Heritage impact - I understand this area of to be a heritage conservation area it will change the look and feel of the area

Not what I or other owners in neighbouring buildings could have possibly anticipated this kind of development at the time of purchasing property

Would support 1 additional floor and a roof top terrace but 3 additional floors is a complete overreach.

Concerned it will set a precedent for other developments that turn a small parcel of land into a soaring tower

Noise impacts, the roof terrace has the potential to generate a lot of drunk and loud chatter disturbing the peace and enjoyment of neighbours.

Other rooftop developments taper back from the original facade, this building does not. Other rooftop developments also are typically one or two additional floors this is adding more floors than the building currently has more than doubling its height and overall size.

**From:** <[REDACTED]>  
**Sent on:** Friday, August 2, 2024 12:47:26 PM  
**To:** DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>  
**Subject:** Submission - D/2023/119- 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Christopher Ashworth

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 there!

I am the owner of apartment 308/389-393 Bourke Street Surry Hills, and I am writing to object to the the Development proposal at 1-5 Flinders Street, Surry Hills. D/2023/119.

My apartment directly faces this heritage building (see photo attached), and the small sliver of sky and sunlight that I can see from my apartment is directly above this building. If this development were approved, it would significantly to impact my quality of life and the light and warmth (temperature) of my home.

Please do not approve this DA for the 3 storey addition to this building.

Thanks for recieving my objection,  
Kelsey Bagust  
308/389 BOURKE St, Surry Hills.





**From:** Heather Leaf <[REDACTED]> on behalf of Heather Leaf <[REDACTED]> <Heather Leaf <[REDACTED]>>  
**Sent on:** Friday, August 2, 2024 11:53:11 AM  
**To:** dasubmissions@cityofsydney.nsw.gov.au  
**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Christopher Ashworth

**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,

I am a local resident on Bourke St and think this is a disrespectful and ghastly plan for a redevelopment. I am not objecting to redeveloping the building itself. Adding the 3 storeys on top of the original structure will not only ruin the heritage aesthetics of the building itself, but also obstruct views and sunlight from the buildings directly near it for the residents of the area, increase even MORE noise and foot traffic creating the area less liveable.

It is very concerning that DAs such as these that grossly undermine the importance of preserving the heritage value of the buildings in this area, as well as the liveability of the neighbourhood keep getting approved. City of Sydney has an obligation to its residents to ensure the area doesn't get overrun by greedy developers with zero respect for the heritage of the City or the residents.

Kind regards,

Heather

Sent from [Mail](#) for Windows

**From:** Michael Plit <[REDACTED]> on behalf of Michael Plit <[REDACTED]> <Michael Plit <[REDACTED]>

**Sent on:** Thursday, August 1, 2024 9:28:49 PM

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

**Subject:** D/2023/119 feedback

**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.

The proposed use of the building is not in line with the area or the Creative and Cultural Precinct intention.

Throwing only 13.7% of the building (specifically a basement that no one else would want) as a sop to stop complaints should not be considered acceptable.

The council should be insisting that 86.3% of the building is devoted to cultural institutions, including a theatre and several bars.

This is necessary to power the revitalisation of the area.

Offices will contribute nothing to the culture of the area and the opportunity to make this an important cultural and nightlife precinct is too important to throw away on this proposal just so our Archon (such hubris in that name) can make money.

Michael

**From:** [redacted] on behalf of [redacted]  
<[redacted]> <Amelia Cho <[redacted]>

**Sent on:** Tuesday, August 6, 2024 10:04:49 AM

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

**CC:** [redacted]

**Subject:** DA/2023/119: 1-5 Flinders St Surry Hills NSW 2010-Private and confidential re personal details

**Urgent:** High

**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 Christopher

Hope you are well.

We are the owners of [redacted]

We have severe concerns re the bulk, height and design of the proposed addition on the Heritage site re the additional levels. There are no setbacks and the additional levels would cause huge loss of amenity such as valuable sunlight to our property and overshadowing. We believe that it is outside of planning controls and object on this basis.

We also strongly object to changing the traffic flow in Patterson Lane as referenced in the EIS as this allows vehicles to turn from Flinders into Bourke St for unloading without having to drive around a further possible 10 minutes to unload.

Please contact [redacted] on [redacted] or by email to confirm receipt of our objection.

Kind regards  
[redacted]

**From:** Matthew Hall <[REDACTED]> on behalf of Matthew Hall <[REDACTED]> <Matthew Hall <[REDACTED]>>

**Sent on:** Monday, August 5, 2024 7:27:10 PM

**To:** council@cityofsydney.nsw.gov.au

**Subject:** D/2023/119 1-5 Flinders Street SURRY HILLS NSW 2010 ARCHON PROPERTY PTY LTD PAN-306720

**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 to Whom it may concern,

In regards to the development proposal for the old Taylor Square hotel, it is just another over development within the city of Sydney. I have lived in the Inner City for over 30 years and have noticed how overcrowded and over built the inner city has become. The Taylor Square precinct needs an injection into more suitable businesses for community, than to overbuild a beautiful old hotel, I do understand it has been vacant for a substantial amount of time and needs to be used, Building apartments on top of the pre-existing building will overshadow and crowd Gilligans Island, not to mention more people means more noise, and further restrictions on parking and congestion. I am all for getting the building up and running to help the precinct but putting more apartments in an already over saturated area is pure overkill. Hopefully overdevelopment of the inner city doesn't kill its charm.

Regards Matthew Hall  
Bourke St Surryhills



**From:** [redacted] on behalf of [redacted]  
<[redacted]>

**Sent on:** Monday, August 12, 2024 12:24:20 PM

**To:** council@cityofsydney.nsw.gov.au

**Subject:** Complaint for D/2023/119

**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'm the owner occupier of [redacted] 389 Bourke Street Surry Hills and I am writing in complaint of the amended Development Application D-2023-119 at address 1-5 Flinders St Surry Hills NSW. I am writing via email as the ePlanning portal isn't working for me rather than any desire to keep my information private.

I'm on the [redacted] of the Belgenny apartments across the street and the development will directly impact my view to the east. I agree that the site could use some development but the new proposal does not suit the heritage aesthetic of the area at all and the thought of putting what essentially looks like a giant bird's cage in such an iconic location is criminal.

Although the original proposal was affecting my view, I could understand the old plan of nice stone and greenery would elevate the building and be beneficial to the area.

I work in construction and sadly I'm aware that the modern building industry is all about doing jobs as cheaply as possible and that is palpable in the new design. I'm very proud of our area and that it was predominantly built in a time when people took pride in the buildings and I wish for that standard to be maintained.

I do not wish to see the historic Taylor's Square stained by such a cheap joke of a building.

Yours sincerely,

[redacted]

From: Dan Thomas <[redacted]>  
Sent: Friday, August 8, 2025 7:25 AM  
To: [redacted]  
Cc: [redacted]  
Subject: [redacted]

Caution: This email came from outside the organization. Don't click links or open attachments unless you know the sender and aren't expecting this email.  
Submit as on to Council | Objection to Proposed Development

Subject: Objection to Proposed Development at 1-5 Fitzroy St, Sydney Hills

To the Members of Council, Sydney Council,

I am writing to formally object to the proposed development at 1-5 Fitzroy St, Sydney Hills, which I believe will have a detrimental impact on the character of the area, as well as the quality of life for local residents and visitors.

**Impact on Local Character**

The proposed development is situated on a lot that holds significant cultural and historical value. This area is not only a cherished part of our community but also serves as a landmark that attracts visitors and contributes to the unique identity of our Taylor Square. The construction of this development, particularly in scale and design, threatens to undermine the architectural and historical significance of the area, eroding the very character that makes it special.

**Reduction in Natural Light**

The height and bulk of the proposed building will cast long, dark shadows over the surrounding area, reducing natural light for both residents and public spaces. This decrease in light will not only affect the visual appeal of the area near the entrance but also cast long shadows over the apartments on the lower floors of our residence which would directly oppose the views from Bourke St at 389 Bourke St. This development would drastically reduce the natural light for some of the apartments in our area. These views are these apartments only source of direct natural light for the whole day.

**Increase in Noise Levels**

The inclusion of a new top venue in the development is particularly concerning due to the significant increase in noise levels. With multiple floors of venues, by their nature, tend to generate considerable noise, especially during evening and night hours. This will disturb the peace and tranquility of the surrounding residential areas, negatively impacting the quality of life for residents who have chosen to live in this area or to recreate in our area. Noise pollution from such a venue could lead to sleep disturbances and other health-related issues for those living nearby. We do not want to see noise levels on top of the noise at night for the noise brought closer to our apartment. See photos below to see how close this would be, I can't believe it has to be built in my living room.

**Conclusion**

In light of these concerns, I urge Council to reconsider the approval of this development. The potential negative impacts on the local character of the area, the reduction in natural light, and the increase in noise levels are substantial and pose a significant risk to the quality of life in this area. It is strongly believed that alternative solutions should be explored that respect and preserve the unique qualities of this area while meeting any legitimate needs or development.

Thank you for considering my objection. I hope Council will take these concerns seriously and prioritize the long-term well-being and character of our community.

Sincerely,  
Dan Thomas  
909 389 Bourke St Sydney Hills



**From:** rachel down <[REDACTED]> on behalf of rachel down

<[REDACTED]> <rachel down <[REDACTED]>

**Sent on:** Tuesday, August 20, 2024 12:55:05 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Christopher Ashworth.

**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 Christopher,

I wish to pass on my concern about this development.

As a resident of Sydney I'm am shocked with the level of over-development in my city but especially the disregard for heritage and naturally established communities.

I find this development proposal particularly disrespectful to the people who live, study and work in the area. I am concerned about the congestion this will create, the horrendous add-on storeys which will tower over the neighbourhood but also how developers and council artificially plant a new community into well established ones.

I also find the development proposal disrespectful to the building itself. There is little consideration for the heritage, cultural significance and aesthetics of this landmark building. Why does it have to be multi-level? The only obvious reason/s could be the apparent greed of the developer. These sorts of developments push lower earners out of the area making the city less affordable and less liveable in general. City of Sydney has an obligation to its residents (and all Sydney-siders) to ensure the city does not get overrun by greedy developers who have zero respect for the heritage of the city or its residents.

Best regards,

Rachelle Down

**From:** Rod Collins <[REDACTED]> on behalf of Rod Collins <[REDACTED]> <Rod Collins <[REDACTED]>

**Sent on:** Wednesday, August 21, 2024 10:01:35 AM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** Objection to amended plan for DA D/2023/119

**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 Chris Ashworth**

I, Rodney Collins, and wife, Kathie Collins of 903/417- 419 Bourke St, Surry Hills 2010 are submitting a further objection to this amended Development Application.

This submission is further to the objection we lodged on 13 April, 2023. It should be read in addition to this current objection as it contains the basic reasons for our original objection which remain the same for this amended plan.

Our reasons for objecting to this amended plan relate to the look and feel of this proposed new building, simply placed on top of a significant art-deco building with no visual relationship with the building below or other buildings (of which there are many) in the surrounding Taylors Square, it would be an eyesore. Taylors Square has a rich history and most of the buildings surrounding it reflect that history. Even recent additions e.g. the Qtopia Museum directly across from the proposed development have opened in the original building with no additions to its design. It reflects the age of other buildings around Taylors Square such as the sandstone Supreme Court next door and which is also directly opposite the proposed development.

Would the City of Sydney Council, which I believe was the original owner of the building, sold the building to this developer if it had known the developer's future plan for the building? I think not.

Finally, although this proposed development/amended plan will certainly have negative visual impacts for us in an apartment that looks directly down at the subject building, we think the negative visual impacts for the Taylors Square area must be considered by the Committee when assessing this proposed development. Taylors Square with its old buildings and the Rainbow crossing is a popular tourist destination, there is no place for a development such as this.

Rod and Kathie Collins  
20/08/2024

**From:** Max Porcaro <[REDACTED]> on behalf of Max Porcaro <[REDACTED]> <Max Porcaro <[REDACTED]>

**Sent on:** Wednesday, August 21, 2024 1:11:28 PM

**To:** dasubmissions@cityofsydney.nsw.gov.au

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Christopher Ashworth

**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 Christopher,

I would like to respond to the proposal to 1-5 Flinders Street.

I previously commented on the first iteration of this proposal, and have no changes in thoughts on the updated version.

The proposed changes are out of place in Taylor Square. Any addition to the height would ruin the feel of the square, which mind you needs a bit of work in itself.

There is already plenty of empty commercial space in the area, and surely the estimated budget is a joke.

As an aside, how is it that the owner can leave such a high profile space to remain empty and derelict for so long?

Kind regards, Max Porcaro

**From:** [Peter Foggitt](#)  
**To:** [Planning Systems Admin](#)  
**Subject:** Re: RENOTIFICATION DUE TO AMENDED PLANS - D/2023/119 - 1-5 Flinders Street , SURRY HILLS  
**Date:** Monday, 5 August 2024 12:27:12 PM  
**Attachments:** [image001.png](#)

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**Caution:** This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mr MacKay,

I believe that 1-5 Flinders St is an integral part of the history and cityscape of Surry Hills and Sydney that should physically remain as it is.

It has witnessed decades of inner Sydney's changing society and history, including the worst of times for the gay community- the AIDS devastation of the 1980s and 90s.

To demolish the building internally and add three stories would leave only a husk of the original building and be an insult to the memory of countless Sydneysiders and the gay community.

Best regards,

Peter Foggitt  
On Friday 26 July 2024 at 08:12:44 GMT+10, Planning Systems Admin  
<planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

25 July 2024

**Applicant name:**  
ARCHON PROPERTY PTY LTD

**Reference number:**  
D/2023/119

**Site address:**  
1-5 Flinders Street , SURRY HILLS NSW 2010

**Proposed development:**  
PAN-306720 RENOTIFICATION DUE TO AMENDED PLANS - Internal demolition and alterations and additions to the existing building, including a new three storey plus rooftop addition, to facilitate commercial uses.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **23 August 2024**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing [city.sydney/find-da](#) in the address bar on your browser.

For more information, contact Christopher Ashworth on 02 9265 9333.

Bill MacKay  
Manager Planning Assessments





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

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JOHN ROSS

AUGUST 1, 2024.

906/349 BURKE ST.


SURRY HILLS, 2010.

RE: REF # D/2023/119.

SITE ADDRESS: 1-5 FLINDER ST, SURRY HILLS 2010

To Whom, it may concern, I am writing in  
reply of my STRONG DISAPPROVAL of this  
proposed development.

I can not understand how a protected  
HERITAGE BUILDING IS ALLOWED TO RECEIVE  
such a vast de-struction and intrusive  
alteration to a DEVELOPMENT INTO

1. AN EYESORE TO THE ENVIRONMENT.
  2. BLOCKING OF VIEWS TO SIX STREET  
FRONTS.
  3. OVERSHADING OF EASTERLY LIGHT TO SAME
  4. TO ALLOW A WIND TUNNEL EFFECT,  
TO THE SAME.
  5. 3 FLOORS ON TOP OF TWO
- 218
- STUD HEIGHT  
NEW FLOORS
- 



**From:** [REDACTED] on behalf of [REDACTED]

**Sent on:** Friday, August 23, 2024 11:17:45 AM

**To:** council@cityofsydney.nsw.gov.au

**Subject:** Submission - D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010 - Attention Christopher Ashworth

**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.

**Privacy**

Please could you remove any personal identifying information from this contribution before publication – specifically my email address and name. Thank you!

Dear Mr. Ashworth

I am writing to provide the following observations on the proposed development under application D/2023/119.

**1. The Historical Significance of the Existing Building:** The building in question is of historical significance, and its architecture contributes to the heritage value of Taylor Square. The proposed addition of four floors on top of the existing three-story structure is entirely out of keeping with the building's original form and scale. This significant alteration disrupts the historic integrity of the building and undermines its contribution to the surrounding streetscape. Preservation of the building's current height and architectural character is essential to maintaining the authenticity of Taylor Square.

**2. Impact on Taylor Square:** Taylor Square holds a significant (and dear) place in Sydney's heritage. Any new development should be sensitive to this legacy. The proposed four-story addition risks undermining the preservation efforts that have maintained Taylor Square's character over the years. The manner of the proposed addition is out of character with the surrounding (generally low-rise) buildings, which risks eroding the area's fabric.

**3. Visual Dominance and Overshadowing:** The proposed development's scale will lead to a visually dominant structure that overshadows neighbouring heritage buildings. The four additional floors create an imbalance on the Square itself, undermining the visual harmony. It risks losing part of Taylor Square and Oxford Streets pleasant and open low-rise nature. Surely not everything needs to be high-rise? And is further office space really needed in the city at a time when business are downsizing office space to accommodate working from home?

**4. Inappropriate Materials and Design Language:** The use of modern materials and design elements in the proposed addition is not in keeping with the original building's architectural style. This contrast detracts from the building's value and disrupts the material continuity of the area. The proposed changes fail to respect the existing building's fabric, which (in my view at least) should remain consistent with its original construction.

In summary, I urge the City of Sydney to reject this application due to its negative impact on the character and appearance of the area and its disregard for the historic significance of both the existing building and Taylor Square.

Thank you very much for taking the time to consider these points.

Kind regards  
[REDACTED]

**From:** Serafim Chemist [redacted] on behalf of Serafim Chemist  
<Serafim.Chemist@[redacted]>

**Sent on:** Friday, August 23, 2024 3:15:12 PM

**To:** council@cityofsydney.nsw.gov.au

**Subject:** FW: Objection to D/2023/118

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To City Of Sydney

re

**D/2023/119**

**Address**

1-5 Flinders Street SURRY HILLS NSW 2010

**Applicant**

ARCHON PROPERTY PTY LTD

**Description**

PAN-306720 RENOTIFICATION DUE TO AMENDED PLANS - Internal demolition and alterations and additions to the existing building, including a new three storey plus rooftop addition, to facilitate commercial uses.

I object to the above DA for the following reasons.

- 1/ Existing height restrictions of buildings to 3 stories needs to be upheld to maintain the heritage, ambience, openness and light to Taylor Square precinct.
- 2/ Belgenny Apartments opposite is a heritage building and its presence will be affected by the height of the development.
- 3/ Those people who own apartments on levels 3-6/7 will now have their ambience, light and view affected by the height of this structure.
- 4/ there are ample sites away from Taylor square where increased heights could be approved that would not affect the Heritage ambience of the area.

Regards

Nicholas Serafim  
389 Bourke St  
Darlinghurst/ Surry Hills 2010  
[redacted]

**From:** Barbi Fraser <bfraser@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, October 21, 2024 12:38:54 PM  
**To:** DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>  
**Subject:** FW: D/2023/119 - 1-5 Flinders Street SURRY HILLS NSW 2010

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**From:** Ben Mulcahy [REDACTED]  
**Sent:** Monday, 14 October 2024 10:23 AM  
**To:** Christopher Ashworth <CAshworth@cityofsydney.nsw.gov.au>  
**Subject:** D/2023/119 - 1-5 Flinders Street SURRY HILLS 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.

Thank you for your letter about this DA.

The designs look brilliant!!

It would be great to see another level or two as Taylor Square should have tall buildings.

It would also be great to see hundreds of chairs and tables with umbrellas on the ground floor out the front. European style public square. Designer bollards to ensure cars cant come through.

The square needs to be remodelled, it looks terrible!!

I hope that these plans are quickly and easily passed and construction starts ASAP. Please minimise red tape and any further delays

Ben Mulcahy  
205-207 Oxford Street Darlinghurst  
[REDACTED]