

# **Attachment E**

<b>Submissions</b>
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**From:** Martin Stevenson

**Sent on:** Tuesday, April 2, 2024 1:37:38 PM

**To:** dasubmissions

**Subject:** Submission - D/2024/172 - 29 Pyrmont Street PYRMONT NSW 2009 - Attention Reese Goh

**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 DA as it stands looks OK. However I would strongly object if the intention was to provide sex services on the premises. The site is close to residences, a family restaurant and a church. It is a most unsuitable location for a brothel or massage parlour.

Regards Martin Stevenson [REDACTED]  
16/1-27 Murray Street  
Pyrmont NSW 2009

Sent from [Mail](#) for Windows



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**From:** kenlouden

**Sent on:** Wednesday, April 10, 2024 1:02:20 PM

**To:** dasubmissions

**Subject:** D/2024/172: Submission - D/2024/172 - 29 Pymont Street PYRMONT NSW 2009 - Attention Reese Goh

**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 Reece

I was unable to access the link

My concern and objection with this DA is where will our Pymont Post Office relocate to and provide ongoing essential services to Pymont - which is the second densest suburb in Australia?


The old PO in Union Square and old CBA branch remains vacant and I would like the City as part of this DA to assist in the relocation of our Post Office.

Please ensure this occurs

Regards

Ken Loudon

502/8 Darling Island Road Pymont 2009

**From:**   
**Sent on:** Friday, April 12, 2024 11:00:02 PM  
**To:** DSubmissions  
**CC:** Lily Goodwin  
**Subject:** Submission - D/2024/172 - 29 Pymont Street PYRMONT NSW 2009 - Attention Reese Goh  
**Attachments:** D2024172 - 29 Pymont Street PYRMONT\_SUBMISSION\_12.04.2024.pdf (817.3 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.

Good Evening

Thank you for taking charge on this important site.

Our feedback, and concerns plus a request for a meeting and further information are in our submission, attached.

I have Cc'ed Lily Goodwin, Community Response and Engagement Coordinator, Office of the Lord Mayor. As we are devastated we have been excluded from this DA and now feel we are at a health & safety risk should this DA proceed in its current form.

Can yourself Reese and/or a staff member please acknowledge receipt of our submission and understand that we do NOT give permission to publish or share our personal details?

As a consequence of a historical redaction (a critica submission not redacted at a NSW Gov level) my family and I have had the media taking photos of us at our door, phoning us, misquoting us in printed and online formats.

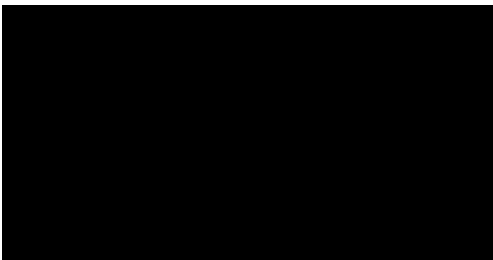
Long term City of Sydney and NSW Government planning staff are completely aware of the harassment and vulgar items left on our doorstep (human faeces, a shovel with a note to dig our own grave and other frightening items). And City of Sydney Staff have advised me to ensure we can continue to have freedom of speech; we need to state clearly for the records:

**\*\*\*We DO NOT give permission to publish or share our personal details\*\*\*\***

**\*\*\*ALL details pertaining to and implicating our home, street numbers, address and people MUST be THOROUGHLY REDACTED\*\*\***

If you or your team feel nervous to redact our submission to protect us. Please, as other staff have done previously, email me your redaction of our submission for our markup/approval. Alternatively, we can provide you with a redacted version with some notice.

Grateful



12.04.2024

Good Evening

Thank you for the opportunity to provide genuine comments, remaining strong concerns, and considered feedback for D/2024/172.

Assessors we request this DA's design, construction management and hotel management place the health and Liveability of the local community at the centre of its design and management during and post-construction.

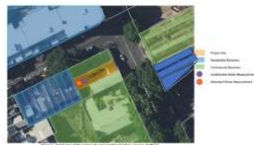
Having lived [REDACTED] to this abandoned site for 30 years, across the road door to door [REDACTED] We are stunned, revolted and adamantly in asking the Assessors (The City of Sydney) to set up a meeting with Acoustic Logic and the Applicant/s to discuss why (again) we have NOT been acknowledged and shown any respect by inclusion with all the residential sensitive neighbours surrounding this property for the Design, Construction Phase and Ongoing Property Management of this site. We strongly object to the inaccuracies Acoustic Logic has put forward for this DA.

The occupied three terraces as it stands, we feel are intentionally excluded from this DA's documented consideration, leaving us living in a micro climate across the road from a work site with increased risk of exposure to air and noise pollution by design decisions, construction management, any work zone period, plus ongoing proposed 24 hours, 7 days a week hotel organisation/management and supervision. And at the end of the day, the Applicant/s signing off on their contractors work that does not account for us living/working/studying/sleeping in our homes across the road is NOT acceptable or safe practice.

Assessors the residentially occupied and joined terraces 18, 16 & 14 Pyrmont Street are equally a two laned road and two footpaths widths across from 29 Pyrmont Street as is the unit block on John Street.



Acoustic Logic Page 5



Mark up includes: 18, 16 & 14 Pyrmont Street – The joined heritage item terraces are in blue/residentially occupied.

Assessors Note:

C3 Commercial warehouse, 12 Pyrmont Street is a storage facility for other buildings in the City. And is sporadically worked on.

C3 Commercial warehouse, 12 Pyrmont Street is under the Schedule 5 of the LEP, 12 Pyrmont Street (the warehouse) with terraces 14, 16 & 18 Pyrmont Street is Heritage Item I1258. The privately owned heritage item joint terraces are together with commercial warehouse 12 Pyrmont Street the 'Slades Buildings and terrace group including interiors.'

Assessors we believe Acoustic Logic has divided the 'Slades Buildings and terrace group including interiors' up to suit its chosen nearest sensitive receivers'. In doing so, scope, cost, the Heritage Impact Assessment planning context, Design decisions, Construction Management noise & air pollution, any Work Zones Health & Safety risk/management, the Operation/Property Management Plan and the Environmental Impact responsibility for the Health & Safety to nearest sensitive receivers has been compromised. We are both visually and physically connected to this site.

### 3.1 NEAREST SENSITIVE RECEIVERS

The following lists the nearest affected receivers for the site. Aerial view of the project site and the surrounding residential receivers are shown in Figure 1.

- R1: Two-storey residential dwellings on the West along John Street.
- R2: Residential apartments on the North at 95 John Street.
- C1: Commercial offices adjoining on the North boundary at 2 Pyrmont Street.
- C2: Commercial office adjoining on the South boundary at 31 Pyrmont Street.
- C3: Commercial building on the East along Pyrmont Street.

'...the St Bede's Catholic Church group backed by a carpark further south in Pyrmont Street; and across Pyrmont Street a dilapidated Inter-war bond store stands flanked by two storey late Victorian terraces.'

Assessors we believe there is evidence Acoustic Logic has divided the 'Slades Buildings and terrace group including interiors' up to suit its chosen nearest sensitive receivers'. In doing so, lowering cost, Construction Scope, planning & Management, the Heritage Impact Assessment planning context, with a Heritage LEP neglected site identification, and the Operation/Building Management Plan, plus the Environmental Impact responsibility for the Health & Safety to nearest sensitive receivers has been compromised.

Comparably to 29 Pymont Street being a heritage item under Schedule 5 of the LEP and a part of a pair when there were three. So too are the terraces 14, 16 & 18 Pymont Street, heritage items under Schedule 5 of the LEP and the remains of what was originally a larger row of terraces.

These terraces buildings are fronting each other on Pymont Street. A distinct difference is, 29 & 27 are commercial use. 14,16 & 18 Pymont Street are residentially occupied, live/work/study/sleep and are connected, sensitive receivers to this site, acoustically, visually, services (stormwater, sewerage, fresh water, electricity, internet network, streetlights), sandstone bedrock, local roads, shared views, and wind tunnels. Noise, vibration and air pollution are very real concerns for our health living in our private terrace homes, heritage item I1258 approx. 25m from the site.

Assessors should the privately owned residential heritage items terraces 14, 16 & 18 not be included in the site's modifications and development planning then we are not identified as key stakeholders.

Currently the sites notification (consultation) strategy is based on the DA's Acoustic Logic Assessment and lacks safety. As those identified nearest sensitive receivers are those likely to be most affected therefore should be notified (consulted) first should there be any demolition, excavation, construction and ongoing building management health risks. Under this DA we will not be notified, we are not considered, we are not safe.

Assessors it is critical for our health and our buildings health that the terraces are listed as tier 1, adjacent neighbours and not tier 2, Pymont residents, in this new DA's planning/construction management related conditions.

Not including residents across the road means for us directly, key communication as a tiered notification, engagement, consultation process for accountability and transparency (not marketing) will not target and include us. And we will not be provided safety warnings, noise and vibration warnings, advanced risk management information (noise, air, vibration, odour risks, physical accessibility). We strongly request City to insist terraces 14,16 & 18 are included as Tier one stakeholders in the current modification and the developments planning/construction related conditions.

ALL Demolition, Excavation and Construction will occur directly onto Pymont Street 25m from our front doors, living rooms, bedrooms, used for work, study, dining/socializing/living balconies.

- All building materials excavated and being removed/delivered to site will be across the road from sensitive receivers.
- All construction staff will be moving in and out of the site onto Pymont Street across the road from sensitive receivers.
- Should the footpath on a hard corner with a steep decent be closed for a work zone that is across the road from sensitive receivers



Demolition, Excavation (is still occurring, all be it less), Construction, we strongly recommend that any excavation of the yellow block sandstone involves its harvesting, not crushing. Such sandstone can be of high monetary value thus offsetting any costs associated with the reduction of height of parts of the proposed design.

Considering,

*"Heritage Conservation Clause 5.10 of the LEP relates to heritage conservation. The site is listed as heritage item no. 1260 under Schedule 5 of the LEP. The statement of significance is as follows: The terrace pair dates from one of the key period of layers for the development of Ultimo/Pymont as a direct result of subdivision of the Harris and Macarthur Estates. It is a rare example of a relatively intact pair (originally 3) of mid-Victorian semi-detached cottages on a prominent corner site which makes a positive contribution to the streetscape. Being built prior to 1845, the pair of state significance as a rare example of a handful of buildings that survives from the earliest days of European settlement of the Pymont peninsula".*

We strongly request ongoing archaeological monitoring during any demolition, excavation and building works. And any significant archaeological heritage relics (of all sizes) found are to be declared to the City of Sydney staff for records. In addition, an on-site Time Capsule of Heritage Items be on display, with as much information about the piece/s as possible: Who built it? Why was it built? Who was it built for?

The City of Sydney should place conditions on the DA approval to ensure that human and environmental risk is mitigated. Many nearby residents (including with young families, different mobility needs, pet owner/walkers) use the footpaths (possible work zone) to access walk to the supermarket, the Church, the well-established Blue Eye Dragon restaurant, other nearby businesses, public transport (light rail, bus, ferry) and is the route taken from a considerable amount of foot traffic from Pymont Point and Jacksons Landing apartments to the City.



Contamination and Acid Sulfate Soil studies have been completed by the NSW Government and corporations for most of Pymont to assist in identifying the potential for and management of such hazards which are likely to affect this site. We recommend such studies be undertaken and any contamination identified managed to avoid risk.

It should be noted that the Presbytery, Church, 1924 brick school building (now restaurant), 27 Pymont Street and terraces at 14,16 and 18 Pymont Street are built with original façade wall ventilation to ensure cross ventilation for internal rooms, and sub-floor ventilation. We have strong health concerns, should all site work; demolition, any excavation and build, haulage of materials, construction vehicles, be discharged (in/out) onto Pymont Street, opposite heritage terraces. Its 2024 and many terrace occupants work, live, study and sleep from home. Additionally, these heritage terraces have open floor and wall terracotta air vents in facades, and open chimneys too fire places, all cross-ventilation points for noise and air pollution. This historic design prevents high levels of interior damp and subsequent mould growth inhalation. Closing these buildings' air access points is not healthy for buildings or occupants.



With the lack of terraces being included in this DA detail and incorrect DA residential scope information, we request City to complete a Human Health Risk Assessment for this site, investigate best ways to mitigate the risk to human health from potential exposure to air pollutants, asbestos, lead paint etc. should they be identified and before any present dangerous materials are removed incorrectly from site onto Pymont Street. The City needs to ensure the work zone minimises the risk to human, and environmental health from land and poor material choice contaminated by past uses.

- Appropriately designed mechanical air intakes to manage particles and improve air moving outside
- Air pollution monitors situated at the Little Mount Street opening
- Wind breaks and noise absorbing (not rebounding) barriers in place on Pymont Street site opening
- Non-diesel equipment to be used in a confined space opening to Pymont Street
- Management of covered loads in/out of the site on windy days.
- Plan and inform (two-way conversation and letterbox drop) sensitive terrace neighbours of works in advance.

Adverse air quality and dust impacts during the demo/excavation/construction are very concerning. As is hosing concrete dust into city curb and gutters which flows to storm water, not acceptable. Construction vehicles sitting waiting for in/out to site with engines running on Pymont Street in front of the terraces is offensive (noise and air). City, please consider particulate emissions during works for ALL surrounding residents/workers. And the health risk increases of vehicles queuing off-site, loading zone/work zone on other parts of Pymont and John Street or Jones Bay Road.

This site opposite the terraces space is a micro climate and should and considered and be understood and a Human Health Risk Assessment needs the terraces plus occupants included in this development plan. With the Potential for Migration of Contaminants 'potential' increasing upon commencement of demolition. The occupants of the terraces living across the road on Pymont Street are at risk. The development application does not acknowledge occupied by residents at 14,16 and 18 Pymont Street, therefore health risk management plans DO NOT include the work/live/study/sleep sensitive Tier 1 neighbours across the road.

How will City modify this DA and minimise the risk of air and noise canyoning discharge, to support the health of City residents living in close physical and visual proximity, in sustainably designed terrace buildings that use natural ventilation.

#### Construction Noise and Vibration (CNV) during construction

1. For all construction works, the contractor is to write a detailed Construction Noise and Vibration Management Plan which will identify noise criteria exceedances and relevant mitigation measures.
2. Work associated with the proposed development should be carried out during the City of Sydney Standard Construction Hours.
3. Maximises distance between noise sources and sensitive receivers.
4. Reduce line-of-sight noise transmission to residences or sensitive land uses by using temporary barriers.
5. Barriers should be included early in the project design.
6. Purpose built noise barriers, acoustic sheds and enclosures should be installed.
7. Implement gentle start up and staged breaks when hammering sandstone.
8. Where distance is limited, screening noise should be undertaken. Careful consideration should be given to reducing noise breakout from any openings with closed structures.
9. To reduce noise emissions of diesel operated cranes, an appropriate silencer on the muffler and acoustic screen around the engine bay should be implemented.
10. Alternative warning alarms to provide a safe system of work should be implemented where possible to avoid the noise impacts of reversing and warning alarms.

Strict air quality standards should be established and monitored, with penalties for breaches to ensure the health of construction workers, the general public and residents (day and night). Excavation Health Risks associated with excavation include silicosis contracted when silica dust is inhaled into the lungs. As it is 100 times smaller than a grain of sand it can be inhaled without knowledge. Exposure to silica dust can lead to the development of lung cancer (<http://www.cancer.org.au/cancer-information/causes-and-prevention/workplace-cancer/silica-dust>). Silicosis (an irreversible scarring and stiffening of the lungs), can cause kidney disease and chronic obstructive pulmonary disease.

Effective 2-way community consultation is very important during construction. We recommend that the City include such communication as a condition of DA approval. This should involve provision by contractors of regular letterbox drops to residential and commercial neighbours within 500 metres (Pymont is windy), with updates on work schedules, noise impacts, measures to mitigate impacts, work zone and haulage changes, as well as any other potential health concerns for other privately owned buildings and neighbours. Where are the wind studies for this DA's new three level building for the occupants amenity to stand and sit in the courtyard comfortably?

We strongly encourage the developer to invite community members (ALL neighbours) to provide phone/email contact details for inclusion in a shared Community/Developer contact plan which would be used to ensure fast communication between neighbours and the developer/contractor as well as relevant regulatory bodies when works present risk.



Demolition, excavation and construction management, the City of Sydney/Council is very aware of the Bulwara Road, Ultimo, TWT Property Group 'New Life' construction debacle (6 levels facing Bulwara Road). Where working hours, in accordance with the development consent were not followed. Workers gathered on Bulwara Road, Ultimo directly in front of terrace homes, under master bedrooms in large numbers (smoking, talking, littering) close to the Works Zone prior, to working day (before 7am) and during 'smoko breaks' and took/made phone calls. The DA failed at a planning stage to document and action care for the amenity and health of the local sensitive resident and neighbouring commercial sites. The construction management plan action, directly caused high levels of noise, air and waste pollution in close proximity to residential neighbours. Assessors this DA and construction related management at this point needs to address and include a statement to ensure action by its workers (contractor or subcontractors) do not repeat the Bulwara Road debacle.

Pymont Street and other local roads to be used by contractors/suppliers, are narrow with busy intersections. We recommend that the developer undertake a traffic impact assessment for haulage routes and work zone on Pymont Street, to include existing traffic conditions, the peninsula road network, and the cumulative traffic impact associated with other large-scale developments proposed (e.g., the West Metro) and currently underway (redevelopment of Harbourside and the new Sydney Fish Markets). John Street to the north can be congested frequently and both streets have a 40km/hr speed limit. The number of lanes along Pymont Street varies, with one lane of traffic provided in either direction north of Union Street, increasing to two lanes south of this intersection. Four lanes of traffic South of Pymont Bridge Road are accommodated in a southbound (one-way) direction.

Given the number of large-scale developments currently underway or to commence in the near future in or adjoining the Pymont Peninsula, we recommend the establishment of an overarching coordinating authority to ensure a "one-stop shop" for residents, businesses and current and future developers to enable provision of community concerns (or solutions). This proactive role could be undertaken by a team within the Department of Planning & Environment.

Please note, haulage routes and Native wildlife, Currawongs currently have active and skeleton nests in street trees at several locations along Pymont Street. These trees need extra protection, toolbox inductions, documented management plans for extra-large/high construction vehicles being moved in/out for this build. Works may exceed the whole duration of Spring / Summer, bird breeding times. (Toolbox talk specific to this site can be provided).

Street Tree protection, and preventing damage to public way including street trees it crucial in the vicinity of the City of Sydney Heritage items: St Bede's Group at 33 – 43 Pymont Street, the SELS building (The Star), the Slades buildings - 12, 14, 16, 18, 27 & 29 Pymont Street, the former wool store at 100 Harris Street.

Concurrent Pymont demolition, excavation and construction is occurring at Darling Harbour, Pymont Metro x 2 sites, the New Fish Markets, imminent Blackwattle Bay development, the Western Distributor Roadwork improvements, the Star tower. The very large current State Significant work sites have removed access or severely limited access to Pymont streets for sites works 24/7: haulage routes, work zones, trucks waiting areas, equipment storage (AUSGRID). Assessors also to consider the liveability of this sites haulage routes and work zone further impacting local public transport route (389 and 501 Bus routes), disabled parking, parking/delivery drop off (food and such) and trades parking, hired by private neighbouring properties to do required works.

With the Pymont, Ultimo and City building and population growth on an upward trajectory, less trees means there will be a lack of cooling water in the landscape, large loss of plant and vegetation cover and enormous canopy tree loss, when building designs have too many hard surfaces and the use of heat absorbing building materials this directly causes dramatic rises in temperate, lack of amenity, increased cost of living and negative mental health impacts for the residential and small business community neighbouring this DA.

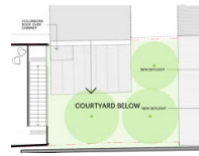
What is the Landscape Plan, to retain the ongoing health (therefore expense) of the unknown plants in the Proposed Courtyard. The Sydney Development Control Plan 7.2 Ecologically Sustainable Development states a DA must reduce the impacts from development on the environment and reduce the cause and impacts of urban heat island effect.' Without a deep soil Landscape Plan where is the commitment and maintenance of this landscape/ green planting? These proposed trees, shrubs and green planting are critical for downward wind forces into the courtyard.



Cross Section Drawing 07 Rev A



Drawing 06 Rev A



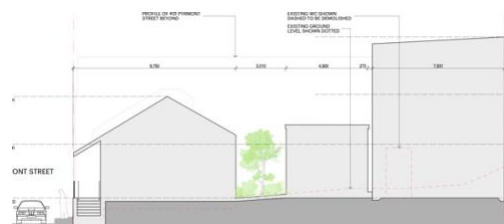
Drawing 04 Rev A

Does the outdoor space support endemic to the area canopy shrubs/trees and ground plants. Do the plants support a variation of pollinators and urban wildlife. Which in turn balances any outbreaks of insect predators and pathogens. Mono planting on mass on the other hand is a set up for failure and cost blow out with more frequent need to use chemical fertilisers, and pesticides. Which in turn renders the courtyard green open space out of order more frequently.

We strongly oppose the new exposed 3 level glass wall façade (with mesh balustrade). What will Not be attractive and/or welcome to see for tenants is dead/dying flying native urban wildlife in the courtyard.



Cross Section Drawing 07 Rev A



Drawing 08 Rev A

Bird strikes are very upsetting for residents and visitors alike. No one wants to walk around a City seeing dead/dying birds on the pavements. March 3 2024, SMH article 'Outcry over bird deaths at modern glass bridge'. Where the glass bridge owned by Marrickville Metro shopping centre that connects the two parts of the shopping centre came under fire for not protecting urban wildlife. The design followed the modern architectural trend for glass panels, particularly reflective glass, which leads to the death of millions of birds worldwide. The bridge glass is now being retrofitted with coloured glass and lasers and decals are installed to cover some panels with more modifications needing to be made as rainbow lorikeets continue to fly into the bridge. The bridge is invisible to the lorikeets. The Inner West Councillor Mathew Howard was to raise the issue at the council meeting on Tuesday as the number of birds 'striking' has been distressing for residents and shoppers. And hopes this sparks a bigger conversation about how our built environment can better support local wildlife and architecture be more friendly towards native birds. Councils control DA's at design phase of a building which directly impacts this DA's Design Strategy and Management Action Plan.

Birds cannot recognise daylight reflections and glass does not appear to them to be solid. If it is clear they see it as the image beyond the glass. They can also be caught in building cul-de-sac courtyards – open spaces with closed ends are traps. At night, the problem is light from buildings, it may disorientate birds. Birds are drawn to lights at night. Glass walls then simply act as targets.

Buildings with large amounts of glazing, or buildings where you can see through, or mirrored facades are understood to be responsible for huge numbers of bird deaths each year globally, with [one billion killed in the US](#) and an estimated [100 million bird collisions in the UK](#).

In 2019 the US House of Representatives [passed a bill to reduce the amount of glass](#) used for federal buildings in a bid to protect birds from death by collision, while earlier this year [a bill was filed in Washington DC](#) calling for the city's new buildings to use bird-friendly glass. Architects can easily prevent billions of bird deaths a year caused by collisions with glazed glazing windows.

New York City passed a bird-friendly law requiring all new buildings and building alterations (at least under 23 metres tall, where most fly) be designed so birds can recognise glass. Windows must be "fitted" using applied labels, dots, stripes and so on.

The impact that glazed buildings have on birds made headlines September 2021 when Melissa Breyer from New York City wildlife charity NYC Audobon [collected the corpses of 226 birds](#) killed at the World Trade Center in a single day.

A Zen curtain developed in Brisbane has worked at the University of Queensland. This approach uses an open curtain of ropes strung on the side of buildings. These flutter in the breeze, making patterns and shadows on glass, which birds don't like.

The majority of these deaths can be prevented by Councils having a clear plan showing DA architects how to specify or amend their designs to protect birds at DA stage. The City of Sydney Assessors, the DA developers and DA architects can easily be instructed to specify films, ultraviolet patterns, and other innovative designs added to glass windows. More common, and best adopted at DA and design phase of a building, is to mark window glass so birds can see it. Just as we etch images on glass doors to alert people, we can apply a label or decal to a window as a warning to birds. Even using interior blinds semi-open will deter birds.

Birds make cities friendlier as part of the shared environment. Councils, Architects and Designers plus the NSW Government Architect have a responsibility to provide safe flying and security from the effects of human habitation and construction.

We strongly echo that growing public interest is forcing architects to amend designs and switch plain glass for "bird-friendly glass". The City of Sydney we strongly support this at DA design and materials specification stage needing to mandate bird friendly glass for minimising bird strikes. As people are becoming increasingly aware of this issue, and as councils and architects learn that it's important to the public, more and more buildings will need to be constructed with design elements that help keep birds safe.

Will the City's Assessors, Architects and Planners working through this DA ensure/instruct this DA's controls at this design/material specification phase of a building includes specifying architectural elements like awnings, screens, grilles, shutters or external louvers, opaque or coloured glass, patterned glass using a mixed UV wavelength (which alerts birds but has no effect on human sight) to deter birds from hitting buildings and dying/being injured?

Biodiversity protection and management are necessary for publicly identifiable nests and birds. Assessors, a number of large key tenants in Pymont and their construction companies plus, underground network contracting companies for over a decade here in Pymont have used a customised toolbox talk for these native birds residing in the street trees on this sites Pymont Street haulage route. Assessors we adamantly support the backing of the City of Sydney to advise the Client to commit to adopting a Tool Box Talk for known Wildlife in the area. (Toolbox talk specific to this site can be provided). As this sites haulage route for large construction vehicles will be along Pymont Street and John Street.

The recent Currawong Toolbox Meeting document for one of the Pymont locations on a current utility provider working on roads around Pymont example:

The image shows three pages from a 'Currawong Toolbox Meeting' document. The first page is a table with columns for 'Subject', 'Action/By', and 'Status'. The second page is a map of the Pymont area with various colored zones and text boxes. The third page is a table with columns for 'Issue', 'Priority', and 'Status'.

A surprise of the City, Pymont and Ultimo often mentioned by visitors we meet locally is how attractive it is to enjoy large healthy canopy street trees and birds singing so close to the City. I am told many other countries large cities are void of tree canopies and urban wildlife. So, we strongly support protecting and maintaining our Pymont tree strategy and action plan to plant many many many more large canopy trees in groups to supports a diverse ecosystem of pollinating insects, birds, and bats, exceeding the humane population of Sydney. We all know these trees grow best in groups (not solo), provide a plethora of benefits, including visual stimulation, colour changing movement, wildlife watching, light spill mitigation, cooler ground-level temperatures, and pollution filtering, equating to live/work/sleep/study environmental amenity. Trees support mental health.

Currently Pymont and John Streets are majestically public street tree lined. With large public street tree canopy operation is exemplary from the perspectives of: shade providing, temperature cooling, air pollution mitigating, housing for urban wildlife and aesthetically and mentally attractive for the area.

Supporting more life between buildings in the form of adding where possible more building green walls, sustainable (able to be maintained) roof top gardens, window garden boxes, pocket parks and parks in the City, particularly Pymont and Ultimo as our population will exponentially increase. More of the just mentioned for:-

- Increasing biodiversity / green spaces with tree canopy's supports better mental health.
- Rising temperatures in cities have documented the links between heat exhaustion and mental health impacts.
- Trees make it cool to walk, run or ride, and sit beneath, all of which are good for mental health.
- Feeling restored and alert. As the vibrant colours, natural shapes and textures, fresh aromas, and rustling of leaves in the breeze all provide you with effortless distraction and relief from whatever it was you might have been thinking about, or even stressing over.
- Studies back this up, demonstrating 'walks through green space have been shown to reduce blood pressure' (4), improve mental acuity, boost memory recall, and reduce feelings of anxiety. The Japanese have a name for this type of experience, shinrin-yoku.
- 'Tracking restoration in natural and urban field settings'  
<https://www.sciencedirect.com/science/article/abs/pii/S0272494402001093>

This DA will disturb a lot of rodents above and below ground levels. Environmentally, we ask for the sake of the large number of Ravens, Currawongs, Magpies and even a family of Kookaburras that concurrently live in the immediate John Street and Pymont Street, street trees or visit this area daily dawn and dusk while teaching this season's juveniles to: Feed, find food, and fresh water, plus learn their flight paths and song. We strongly request the demolition, construction and building management plan includes, rodents on site are to be handled in a catch and trap manner (fast poison, die inside a container). Not a bait process, where the rodent eats poison, then moves to areas off site where our native urban wildlife will easily catch poisoned rodents, eat them and die.

Also, 29 Pymont Street is used excessively by dog owners walking pets to parks, locals dropping of their dogs to All Dog Day Care & Grooming and staff of the All Dog Day Care & Grooming walking tons of dogs all day to local dog friendly parks. City, 29 Pymont Street site rodent management needs to stay strictly on site.



Local Native birds on Pymont Street

Construct a new 3-level building at the rear of the site - Design Acoustics, 3 levels of tenant balconies face inwardly. Noise pollution will travel to the residents across and above on John and Point Street. We are very concerned for these residents' wellbeing and sleep health.

Design is long term and needs to mitigate noise to these residents. Design should not rely on the daily property management team to make unreasonable requests of complete silence by the tenants. That will only bring cause antagonism and poor ratings for this property. So, it would be completely unreasonable if the daily property management team are relied on to make requests of tenants to be silent, due to poor acoustic design and acoustic material choices for balconies and the open area now.

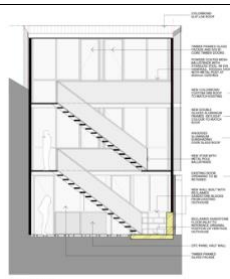
We acknowledge and support the retention of business as essential for activating the area. However, not at the cost of healthy residents (sleep deprived). In what is already a cumulative noisy area, Pymont Peninsula. Sunday night culture and night-time economy. It is very known medically that sleep deprivation will cause negative health issues. Sunday nights from a Behavioural Scientist or Psychologist and GP's experience and data show it is common for patients to regularly experience Sunday blues. Which can fuel anxiety, deepen depression, and even induce panic.

Sunday anxiety impacts men and women equally, and regardless of what level they hold in their workplace. Lack of Sunday night sleep will impact Sunday anxiety for the City of Sydney’s population and can further increase feelings of anxiety about facing work each Monday.

Based on the growing need of our community utilising mental health support such as Headspace and Beyond Blue, even more so since a global pandemic. Should Pymont’s residents' Sunday Anxiety increase, so too will the further burden on our Front liners and the Health Industry/Professionals.

Similarly to this proposed 29 Pymont Street hotel, is the Excelsior Apartments, 101 Pymont Bridge Road, Pymont, where the current property management has an exemplary reputation, guest and property management and in turn the tenants respect the property and neighbours. Great Management, a Great Place for everyone. Management that can be influenced, or are ‘too busy’, a heartless place for everyone. Assessors, property management does change hands. Therefore, to avoid noise pollution comes down to environmentally respectful design and material choices for everyone at this stage.

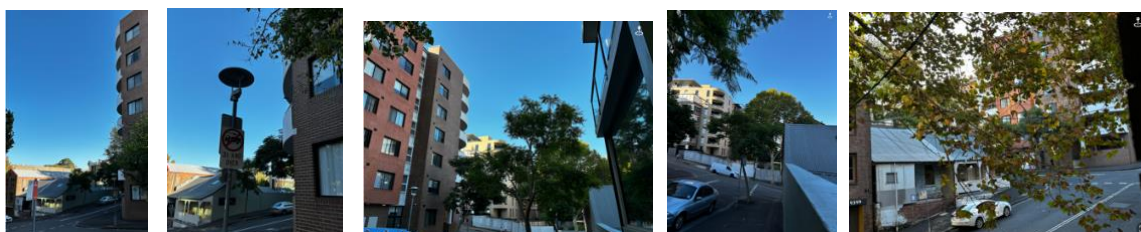
<p>All Guest at the Excelsior Apartments, receive a message upon receiving their access code:  <b>This is the noise element:</b>  <i>Please note the property has no-smoking and no party policies.          To keep private conversations private, please keep you voices down especially in the common area. Children should be supervised at all time, no running in the corridors or on the stairs.</i></p>	<p>This notice is posted all over the Excelsior Apartments, front door, lobby and lift:  <i>Like to keep private conversations PRIVATE and have a safe &amp; enjoyable stay ?          It would be easy when noises are kept to a minimum, especially in "the common area"          CLOSE the door GENTLY when entering and exiting the property.]          For security and safety measures please make sure the door is locked          Thank you !          For any assistance during your stay, please message -----</i></p>
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Drawing 07 Rev A



Drawing 06 Rev A - ‘open balconies’



Design to mitigate noise from open balconies for these John and Point Street private residents’ homes.

For clarity, currently we object to The Intrusive Noise Level Criteria For Amplified Music, it must be amended to include ‘open balcony areas’ as well amplified music as within the open courtyard area are not be played during the night time period.

As mechanical plant noise cannot be assessed or compliance assured at this DA stage. We await further impartial information pertaining to acoustic treatments to control noise emissions (design and material choice: duct lining, acoustic silencers and sound absorbing not reflecting enclosures. And a comprehensive before install, after install and ongoing testing observed, transparent reporting as needed to the City of Sydney.



Drawing 16 Rev A

**5.5 RECOMMENDATIONS**

The following recommendations are provided to minimise noise emitting from the development:

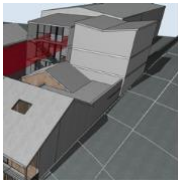
- Amplified music within the open courtyard area should not be played during the nighttime period.
- Mechanical plant should be assessed prior to installation to ensure compliance with the noise emission criterion established above



View sharing, Design to minimise exposure in a close proximity space between buildings, Revisions A of the rear building and height, Assessors, please note view sharing can be both protective and intrusive, welcome and disturbing, if people in an apartment look down into another apartment, then it can be known when occupants are home or not, lack of privacy can be a risk for lack of security.

The new 3 level exposed building, Revision A's glazing and balconies facing the rear of the original 29 Pyrmont Street terrace (or Pyrmont Street direction) are visible from close views at John and Point Street lived/dining balconies, bedrooms, kitchens, and living rooms – immediate surround streetscapes and private properties. John Street people do not want/feel safe to be exposed - seen or be able to look into/ down onto through 29 Pyrmont Street occupants in their room or on their balcony.

For the privacy, security, visual impact and amenity of all residents exposed shared views. We strongly support a design addition of; Fixed, not moveable (retractable) external aluminium façade vertical louvers or screening across the 2<sup>nd</sup> and 3<sup>rd</sup> (top) floors of the hotel. Consider the ground floor tenancy also? Design influences behaviour and respect for a space/place.



Safety and Security, we support the installation of CCTV cameras and strategic safety lighting at entrance/exit points, to ensure the safety and security of workers, clients, locals and visitors to 29 Pyrmont Street. Known patterns of antisocial behaviours involving pre-loading, public urination, property vandalism, car window smashing, assault, and other bad behaviours are common on this block of Pyrmont Street, as locals, City also the Police are aware of. Just recently 6 x police cars arrive to a nasty event of badly behaved men, screaming 'Im going to kill someone' scaring pedestrians and local residents, causing passing traffic to slow/swerve, plus the men caused damage to private property/buildings on Jones Bay Road, close to the corner of Pyrmont Street. I was the person that called in an urgent need for the Police and Mental Health workers to manage the situation, it was early afternoon, daylight.

Crime Prevention through Environmental Design (CPTED). CPTED aims to influence the design of buildings and places. CPTED applies knowledge about situational crime prevention to the planning and design stages of buildings and public spaces and aims to influence the design of buildings and places. AS per the Crime Prevention Through CPTED Report for Sydney Metro City & Southwest Assessment, August 20218, Key CPTED assessment principles in accordance with the current NSW policy and practice include: 1. Surveillance 2. Lighting/technical supervision 3. Territorial reinforcement 4. Environmental maintenance 5. Activity and Space Management 6. Access control 7. Design, Definition and Designation

It is also important to distinguish between 'passive' security measures (better lighting, enhancing natural surveillance) and 'active' security (security guards, closed circuit television or CCTV). Effective use of the former can reduce the need and associated cost of the latter.

We would appreciate the Assessors ensure this DA is acknowledging the City of Sydney Local Government Area crime profile and understanding the levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity.

And it is critical residents and staff accessing this building at any time/day have clear sight lines (safety). A recessed entrance, with shelter and is aesthetically welcoming certainly needs entrance points CCTV camera and entrance points safety lighting (not offensive flood lighting or flashing on/off flood lighting)

We will support sensitive artificial lighting for this building's street frontage, so as to not add to the amassing City's night spill, and particularly into the homes on Pyrmont Street. The adverse impacts of obtrusive artificial light spill affecting sleep is thoroughly studied medically, at a local (Sydney), National and International level. All respected medical research concurs sleep disturbance and deprivation lead to serious negative health outcomes. It is not reasonable to be instructed by The City or an Applicant to sleep with blinds closed or eye pads in place.

**11.1.4 J6.5 Exterior Artificial Lighting – New Lighting Only**

- (a) Exterior artificial lighting attached to or directed at the facade of a building, must—
  - (i) be controlled by—
    - (A) a daylight sensor; or
    - (B) a time switch that is capable of switching on and off electric power to the system at variable pre-programmed times and on variable pre-programmed days; and
  - (ii) when the total lighting load exceeds 100 W—
    - (A) use LED luminaires for 90% of the total lighting load; or
    - (B) be controlled by a motion detector in accordance with Specification J6; or
    - (C) when used for decorative purposes, such as facade lighting or signage lighting, have a separate time switch in accordance with Specification J6.
- (b) The requirements of (a)(i) do not apply to the following:
  - (i) Emergency lighting in accordance with Part E4.
  - (ii) Lighting around a detention centre.



Prepared by  
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32

Assessors, the lighting design needs to understand and respect the space between buildings is view sharing and needs to be designed to the area the building is in. Flood lights and lights flicking on and off is strongly objected to.

Waste from the frontage bin store to be collected by trucks able to stand in the adjacent NO Parking area as in the frontage 1 hour's zone if available. We strongly recommend coordinating with the direct commercial buildings on both sides of 29 Pyrmont St for date and time of collection. Plus, the waste to be collected from John Street. Precedence: Doyles physio for decades and now the Cosmetic Company also use/d John Street. 31 Pyrmont Streets has a current Medical Practice DA sitting with the City of Sydney, where consultation rooms will be above the NO Parking driveway (noise pollution?).

From living directly opposite for decades +, when for road works reasons on John Street or new staff wheeling bins out to Pyrmont Street for collection. All bins have ended up on their sides, down the steep gradient hill, on the road causing havoc on a hectic T-intersection and contents (of a medical nature, not sharps) strewn over the public footpaths, roads in down the Sydney Water drains (presumably into The Harbour).

**Waste Management, Storage and Collection**

All staff and hotel patrons will be encouraged to minimise waste through staff induction, hotel signage and messaging. Each hotel room will have two bins, one in the bathroom and one in the bedroom. Hotel staff members will collect linen and waste from all rooms and common areas once a day and store in the designated area. On waste collection day, the hotel staff member will wheel out the bins to Pyrmont street for collection.

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4 Please provide an overview summary of the development's waste management system and arrangements, including a description of how occupants, cleaners and/or building management will use the waste management facilities and how waste will be stored, transported and collected.

(This is to be consistent with the drawings attached. Please attach additional pages if more space required)

Hotel staff will collect waste from each hotel room and all common areas once a day and store in basement waste storage area. Twice a week the bins will be wheel out to the street for waste collectors.

Habitable Rooms / Accommodation, Seen and Unseen Disabilities - Mental Health and Ambulant Needs. We understand the space to person ratio for occupants and management. We are concerned the documentation; therefore, design and management may not have accounted for accommodating business people needing to live close to the City of Sydney for work that have Seen and/or Unseen Disabilities, Mental Health or Ambulant Health needs that warrant mental health registered pets or assistance/working animals. How can this group of business people and their working animals be catered for correctly in this property with their owners? How many pets and assistance/working animals will be permitted to accompany each private room used by no more than 2 occupants? There is a market for this special need and less than 100m down Pyrmont Street is a Dog Day Care and Grooming destination, for Business tenants to check in their working animals or pets during the day if needs require

Where is the Emergency Management Evacuation and Fire Safety meeting point for this hotel?

**Emergency Management Evacuations and Fire Safety**

Floor layouts and emergency evacuation information will be posted on each level of the hotel (including rooms), ensuring patrons are aware of fire safety information. Full time staff members will be trained to manage events of emergency evacuations and act as the fire warden.

All egress paths, internal areas and corridors will be kept free of any obstructions and cleaned regularly. Relevant contractors will visit regularly to check on smoke detectors, sprinklers and fire extinguishers.

We expect the Assessors will ensure any issues previously identified in this submission will be addressed by the DA project team. Plus, fire performance, handrails, ambulant needs, WCs, waste storage space ventilation and lighting, etc. in the finalisation of the documents for this project.

Assessors,

The proposed development is consistent with the scale and streetscape of existing development within the local area.

The Statement of Environmental Effects must consider: Is this development compatible with protecting public street trees, toolbox talks for local habitats or native species/populations, ecological communities, and habitats on and around this site (and haulage route).

The current proposal does Not consider the growing Public Interest in minimizing Bird Strikes/Deaths by the choice of design and material. And the Public Interest to ensure rodent kill on a decades long abandoned block is managed on site, and Not injure/kill local pets and urban wildlife. We strongly support this DA/the Applicant protecting and preventing damage to the surrounding public canopy street trees during the demolition and build.

Further Public Amenity must ensure this proposed development is considered to be in the public interest, promoting redevelopment of an underutilised site, providing sensitively designed hotel accommodation that supports the City of Sydney as a major tourist hub and respects shared view privacy therefore safety and minimising noise (balconies and mechanical plants) pollution for John and Point Street residents.

Finally, this current DA proposal has failed to accurately include ALL of the Heritage Item 'Slades Buildings and terrace group including interiors.' In doing so the current DA basis (contractor reports) for assessment are riddled with false information: scope, cost, the Heritage Impact Assessment planning context, Design decisions, Construction Management noise & air pollution, any Work Zones Health & Safety risk/management, the Operation/Property Management Plan and the Environmental Impact responsibility for the Health & Safety to near sensitive receivers have been compromised. We are both visually and physically connected to this site. The current proposed DA does NOT acknowledge at a documentation level and consider the collective heritage item terraces and violates the health and safety of residential occupants 25m away from the site, 18, 16 & 14 Pymont Street. This needs to be rectified.

Thank you for your time.

Local Resident

References:

- [US House of Representatives passes bill for bird-friendly public buildings](https://www.dezeen.com/2020/07/20/us-house-of-representatives-passes-bill-for-bird-friendly-public-buildings/)
- [Bill for bird-friendly glass buildings proposed for Washington DC](https://www.dezeen.com/2022/04/21/bird-friendly-building-design-bill-washington-dc/)
- [Eight ways to prevent birds flying into buildings with glass facades](https://www.dezeen.com/2022/03/10/bird-friendly-building-techniques/)
- [Glass facades are "the main culprit" for billions of annual bird deaths](https://www.dezeen.com/2022/03/09/glass-collisions-bird-deaths/)
- [Billions of bird deaths due to the "simple indifference" of architects says PETA](https://www.dezeen.com/2022/08/22/building-collision-bird-deaths-peta/)
- [Mass bird deaths in New York City caused by skyscraper collisions](https://www.dezeen.com/2021/09/17/mass-bird-death-new-york-city-skyscraper-collisions/)
- [Windows 'fatal trap for UK birds'](http://news.bbc.co.uk/2/hi/science/nature/3505256.stm)