

Attachment C

Submissions

From: Patricia Clifford [REDACTED] on behalf of Patricia Clifford
[REDACTED] <Patricia.Clifford@cityofsydney.nsw.gov.au>
Sent on: Tuesday, February 11, 2025 1:26:58 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/33 - 806-808 George Street HAYMARKET NSW 2000 - Attention Elizabeth L Jones

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

As a parishioner of CCSL I would like to comment on the da proposal d/2925/33.

The current proposal as it stands should not be allowed to go ahead. To have a proposal that will cause overshadowing of the church in Autumn, winter and spring is not ok.

The proposal should be rejected and a more suitable design bs created.

CCSL provides such a sanctuary to many including the homeless and as such CCSL should not be negatively impacted.

Your faithfully,

Patricia Clifford

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

Sent on: Monday, February 17, 2025 2:06:07 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/33 - 806-808 George Street HAYMARKET NSW 2000 - Attention Elizabeth L Jones

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Objection to Development Proposal D/2025/33

Dear Elizabeth,

I write in objection to Development Proposal D/2025/33, due to reasons listed below:

1. The architecture of Christ Church St Laurence (CCSL) is of significant historical value to the City of Sydney. Built in 1845, it was and is a significant building at the southern end of George Street. For many years, the church's spire was the dominant land feature at the southern end of Sydney. The construction of a 11-storey building in close proximity to the spire of CCSL would significantly and permanently damage the aesthetic appearance of both CCSL and this area of Sydney;
 - a. In particular, related heritage impact statement state,
 - i. "The Church is aesthetically significant as a group of religious buildings (church, former school and rectory) dating from different phases, forming a cohesive group of sympathetic ecclesiastical character. It is historically and socially significant as one of the earliest parishes in Sydney which maintains strong links with its present and former congregation.
 - ii. The main building, Christ Church St Laurence, is historically significant as a rare example of a church by Henry Robertson, and one of the first buildings Edmund Blacket worked on in Australia. The church is associated with a number of other prominent people, has been the centre of worship of the parish of St Lawrence since 1838, and is important in the early history of the Church of England in Australia. The building is aesthetically significant as exemplifying the transition from the Old Colonial Gothic to the Victorian Free Gothic style. High Significance: All original fabric associated with the building phases of Robertson and Blacket including sandstone, roof cladding, timber columns, stained glass, finishes, items associated with the liturgy and the organ. Medium Significance: Painting of the Resurrection by Hans Feibusch; mural copy of Reuben's "Descent from the Cross" (original painted by Vergil Loschiavo and hanging in Antwerp Cathedral).
 - iii. Christ Church St Laurence Rectory is aesthetically significant as part of a group of religious buildings (church, former school and rectory) dating from different phases, forming a cohesive group of sympathetic ecclesiastical character. The rectory building is a fine example of the Federation Gothic style, with echoes of the Elizabethan, associated with architect J Burcham Clamp. High Significance: All fabric dating from 1905: masonry facades, slate roof, timber floor, ceiling and roof structures, joinery and internal finishes. Low Significance: Later kitchen and bathroom adaptations.
 - iv. Christ Church St Laurence School is aesthetically significant as part of a group of religious buildings (church, former school and rectory) dating from different phases, forming a cohesive group of sympathetic ecclesiastical character. The school building is a fine example of the Federation Gothic style, with echoes of the Elizabethan, associated with architect J Burcham Clamp. The school is historically and socially significant as an example of the parish schools which were common in central Sydney from the early nineteenth to the mid-twentieth century. High Significance: Original fabric including face brickwork, stonework, slate roof, original wall, ceiling and floor structure and finishes, and joinery."
2. The block bounded by George Street, Pitt Street and Rawson Place, contains buildings that are at least 75 years of age and are representative of the architectural style at the time of their construction. The proposed development for 810-812A George Street, would be out of character with any building on this block and permanently damage the aesthetic appeal of this area of Sydney;
3. Concern is raised that any heavy construction work in close proximity to CCSL might contribute to structural damage either directly, through the falling of materials or equipment from the near adjacent site, or indirectly through ground vibrations from construction equipment, that might cause a shifting of sandstone wall blocks or ground foundations, that support the church building, leading to cracking or potential collapse of the building;
4. On reviewing the Acoustic Report, it would appear that this report has not considered the ten church bells located in the spire of CCSL, which will be in close proximity to the sleeping accommodation in the proposed

building

5. The supplied documents also fail to address the impact to vehicle traffic in the area, particularly in terms of increased traffic and the reduction in available parking.

It is therefore my submission that approval for this development should be denied, or as a worst case, that the approval should be limited to a maximum of three stories.

Your Sincerely,

David Adkins

Long term parishioner of Christ Church St Laurence.

From: [REDACTED]
Sent on: Tuesday, February 25, 2025 4:15:20 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2025/33 - 806-808 George Street HAYMARKET NSW 2000 - Attention Elizabeth L Jones

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Thank you for the opportunity to comment on this application.

We write as a parishioner of Christchurch St Lawrence, which as you know is immediately adjacent to the proposed development. We are objecting in the strongest possible terms to this proposal but understand that it is already approved in outline?

Our comments therefore are very specifically addressed to the issue of the noise which will be generated by the ground floor and rooftop bars and open areas. Our church is noted citywide, nationally, and internationally for its solemn liturgies and fine choir and music. It is important for the Council planning authorities to be aware that this is not only on Sunday mornings, but throughout the week when services may be undertaken in the daytime and evenings for example high days and holy days and of course weddings and funerals as and when requested. Christchurch St Lawrence is of great heritage value not just as a building but for its place in the Australian Anglican Catholic tradition. This is less tangible than the structure but no less important and runs the risk of being compromised if this proposal is allowed to proceed without careful consideration of the noise impacts on a highly significant place of worship with a large congregation.

We believe a backpacker's ground floor bar and level 13/14 pool and bar and the noise likely to be generated are not consistent with Christchurch St Lawrence being able to continue to operate in the way it has done over the last hundred years and longer. We are not acoustic experts but from careful reading of the Acoustic Report this would seem to be confirmed. Specifically, tables 8 and 9 in that document suggest noise levels of 38 or 40 dba, or a place of worship when in use – as outlined above times and period of use are not necessarily predictable. Table 10 which predicts noise levels from the entertainment areas suggests that residential surrounds may be subjected to 56 to 61 dba Daytime and 51 to 56 dba night-time. All these predictions are in excess of the 38 to 40 dba standard for a place of worship. We believe it is a significant omission that a place of worship is not included in table 10, why is that one wonders? In consequence the acoustic report conclusions are not valid and the Council and its officers must insist that the acoustic report is reconsidered. So that additional noise mitigation can be put in place, or the application modified to reduce the noise levels to those acceptable for a place of worship when in use.

The Council and its officers need to ask themselves how they would feel if a loved one's funeral or wedding or baptism was drowned out by a backpackers pool party and disco

We hope these comments are helpful and look forward to your feedback

Best wishes

Robert George and Raymond Nicholls

2902/98 Joynton Ave, Zetland, NSW 2017

From: Susan Allton [REDACTED] on behalf of Susan Allton [REDACTED] <Susan.Allton@cityofsydney.nsw.gov.au>
Sent on: Wednesday, February 26, 2025 3:44:06 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/33 - 806-808 & 810-812A George Street HAYMARKET NSW 2000 - Attention Elizabeth L Jones
Attachments: CCSL Submission 25-02-25 D-2025-33 806-812A George St Sydney.pdf (206.31 KB)

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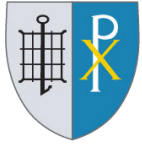
Dear Elizabeth

Please find attached a submission on D/2025/33 from Christ Church St Laurence.

With thanks and kind regards
Susan

Susan Allton
Warden
Christ Church St Laurence

Sent from [Mail](#) for Windows



THE ANGLICAN PARISH OF
CHRIST CHURCH ST LAURENCE
RAILWAY SQUARE, SYDNEY | CONSECRATED 1845

PO Box 1324 Haymarket
NSW 1240
Phone: +612 9211 0560
office@cctl.org.au
www.cctl.org.au

DATE: 25 February 2025

TO: Elizabeth L. Jones
City of Sydney Council

EMAIL: dasubmissions@cityofsydney.nsw.gov.au

FROM: Wardens and Parish Council
Christ Church St Laurence
812B George Street
Sydney

RE: Development Application for 806-808 and 810-812A George Street Sydney
D/2025/33

Dear Ms Jones

The parish of Christ Church St Laurence (CCSL) raises a number of concerns about the Development Application for 806-808 and 810-812A George Street, Sydney being D/2025/33.

While we have no objection to the use of the location as a backpackers' hostel and hotel, our concerns relate to the building height in context with surrounding existing heritage structures, its design "look", shadowing effects (especially when combined with DAs for 757-763 George St and 185-187 Thomas Street, Haymarket), operational noise and its constructability.

Further, we note that, D/2019/120 was previously lodged by MKD Architects in February 2019 to the City of Sydney Council relating to a portion of the site at 810 – 812A George Street Haymarket, and was refused. The SEE Section 2.4.2 states:

"The DA was subject to ongoing communication with Council's planning and urban design team before it was refused on the 17 July 2019. The applicant made an appeal to the NSW Land and Environment Court in 2020, Fuqiang Investments Pty Ltd v The Council of the City of Sydney [2020] NSWLEC 1234, which was subsequently approved by way of Section 34 agreement on 2 June 2020. This approval was subject to conditions of consent, with the approved plans detailing a maximum of 10 storeys and an 8-metre secondary setback from the street wall."

The 14 storey height proposed for this development exceeds that approval. We note with gratitude, Council's pre-lodgement consultation advice to the developer in September 2024, especially those elements relating to CCSL.

It's important to state the background and context in which we make this submission from CCSL.

The parish of Christ Church St Laurence occupies buildings adjacent to and behind the proposed development, i.e., to the south and east. The church is listed on the State Heritage Register (#00123) and the Christ Church St Laurence Group (church, rectory, and former school) is listed in the State Heritage Inventory.

The church holds morning and evening services every day. We are an active community with current weekly attendances for Sundays and each day Monday to Saturday totaling 530. Our annual attendance is 29,500+. In addition, dozens of homeless and marginalised people come to the church weekly for sustenance and a friendly chat. Word among this community has grown especially post-COVID.

The church is open from 8 am to 5.30 pm Monday to Friday, when many people visit for private devotion or for cultural tourism. We have a program supporting marginalized and disadvantaged people, giving free sandwiches and coffee to all comers. We are therefore not an insular organisation closed to the life around us; on the contrary, Christ Church St Laurence adds social value to its neighbourhood. As the statement of significance in the church's heritage listing states: 'It is historically and socially significant as one of the earliest parishes in Sydney which maintains strong links with its present and former congregation.'

CCSL's concerns with this DA are listed by category below:

HERITAGE SIGNIFICANCE OF THE CHRIST CHURCH ST LAURENCE GROUP AND THE WHOLE BLOCK (bounded by Pitt and George Streets and Rawson Place)

- This block is one of the few, if not only, remaining Sydney City blocks untouched by the development of a new building in some 100 years.
- The State Registered Heritage church building of Christ Church St Laurence, designed by early Colonial architects Edmund Blackett and Henry Robertson, is inaccurately described in the SEE, table p.22 *"The subject property is not listed as an item of local heritage significance; however, it is located in the vicinity of a number of heritage listed items as identified in Schedule 5 of the Sydney LEP 2012."* The other buildings on each corner retain heritage significance for their eras - 790 on George, Sydney Central YHA and Wake Up Hostel which was the former Marcus Clarke department store. In addition, the current hall (and former school) fronting 505 Pitt Street, is part of Christ Church St Laurence Group and is heritage listed.
- In its current form, this proposed development for 806-808 and 810-812A George Street does not demonstrate its place amidst the buildings noted above.
- Retaining both the existing buildings' facades and having a setback of 7.5 metres from level 3 and a partial 6-metre and 10-metre setback on levels above for the new building, does not in itself constitute either a recognition of its place among the heritage buildings, nor evidence sensitivity to the existing heights of said buildings.
- It is important to note that traditionally, the top of a church spire should be the tallest structure in a block. This has been accommodated by all buildings constructed in the block since Christ Church St Laurence was consecrated in 1845. This new proposed development contravenes that custom.
- Section 6.2.4 of the SEE, p.33, and Section 5.2.1 of the HIA, p. 32 are incorrect to state that overshadowing from the tower will not impact morning services or High Mass. High Mass begins at 10.30 am and continues until 1210 pm so clearly, the late morning and noon sun will not penetrate the northern stained glass windows during autumn, winter and part of spring.
- These matters must be evidenced as being addressed before determination, to ensure confidence by the local community that any determination of this proposal has been undertaken with due and proper consideration.

VISUAL AMENITY OF PROPOSED BUILDING IN THIS HERITAGE BLOCK

We acknowledge the architects' attempt to retain some visual lines to the spire of Christ Church St Laurence at locations along George Street by off-setting the building line at the podium level. However:

- This style of building should not be accepted as the 'norm' in this area – in addition, the building style is out of character with other buildings of this width in the immediate vicinity.
- While the design reports attempt to illustrate how the proposed development's architecture is in synergy with forms that are part of adjacent buildings, the resultant design is poor. It is an attempt to disguise what is essentially a straight sided block building walled on the southern side facing CCSL, and at odds with the form, shape and relief of the surrounding existing buildings. (We also refer to the submission by Paul Davies, our Heritage Architect, who writes in detail on this and related design points.)
- The objectives of the Standard relating to the height of buildings principal development standard are: (a) to ensure the height of development is appropriate to the condition of the site and its context, (b) to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas, (c) to promote the sharing of views. We suggest that the proposed development is inconsistent with each of these objectives, not just for CCSL but also for the Marcus Clarke Building.
- These matters must be evidenced as being addressed before determination, to ensure confidence by the local community that any determination of this proposal has been undertaken with due and proper consideration.

OVERSHADOWING AND WIND FUNNEL EFFECTS

- The Shadow Diagrams submitted with this DA are inadequate and additional Shadow Diagrams should be done.
- While showing only winter sun (21 June) in the Shadow Diagrams, it will also be autumn and part of spring when the proposed development will cause overshadowing of the church – roof, northern side stained glass windows and much of the church spire, each of which detracts from the heritage nature and value of the church.
- It will be spring and summer sun that will cause overshadowing of the Church hall and its tenant and minister's apartment. This residential apartment and tenant will be severely affected by overshadowing of the proposed development where no overshadowing currently occurs.
- The SEE includes only a Preliminary Wind Study (App 24) which needs more detail relating to all surrounds, and not limited to ground level comfort eg for pedestrians, but also to above ground levels of existing adjacent buildings, notably St Laurence Lane. There is a residential apartment on the top west facing level of the Church hall overlooking the lane. A lack of setback would increase wind funnel effects in St Laurence Lane and to upper level apartment.
- The assessment in Clause 6.18 of Table 7, p. 22 of the SEE, 'Assessment against relevant provisions of Sydney Local Environmental Plan 2012' assumes that, re shadowing, valued public places only includes outdoor areas, not a public building and forecourt, such as the very church next door. Only Belmore Park, some 400 metres away, is mentioned and assessed. The objectives of clause 6.18 are to prevent additional overshadowing of valued public places, including public buildings and forecourts, that are used as areas for passive recreation by the public, workers and visitors in Central Sydney.
- These inadequacies must be evidenced as being addressed before determination, to ensure confidence by the local community that any determination of this proposal has been undertaken with due and proper consideration.

GEO-TECHNICAL EFFECTS OF CONSTRUCTION ON ADJACENT BUILDINGS

- The proposed development stands on and adjacent to a mixture of 3 different soil/substructure geological conditions, including the Sydney Dyke.
- Flood plain mapping is shown but evidence of groundwater appears inconclusive.
- The Geo-technical report does not make mention of the foundation level of the surrounding buildings – given their age and height (3 storeys), the foundations would not expected to be deep.
- Hence, type of piling required to achieve the basement level for the proposed building amid these uncertainties should be CFA (continuous flight augre) as mentioned, and closely bored.
- Most notably, the basement level of the proposed design does not adequately recognize the geological conditions and the likely foundations of the adjacent buildings on either side, especially our office building at 812B George St, built in the early 1920's. Proposed piling and excavation should be well inside the abutting boundary of this and the other adjacent building to ensure avoidance of any structural damage to adjacent buildings, not necessarily limited to immediately adjacent, but the heritage church, too. This would necessarily shrink the footprint of the basement level of this proposed building from what is shown on the drawings.
- Also, and obviously, pre-condition (dilapidation) reports of the adjacent buildings must be undertaken – and most assuredly of the heritage buildings.
- In addition, post-condition surveys of the same buildings must be done to determine any changes, hence potential liability. Owners of said properties must be provided with an unedited copy of their pre-condition report well before demolishing of building begins and a post-condition report be undertaken after construction and bump out is complete. Owners of the same buildings must be given these unedited reports, too.
- If a development is approved, the distance from the proposed site of inclusion of other buildings for pre and post condition reports should be determined by the piling and excavation methodology and construction methodology and this must be carefully monitored. These reports should not be limited to the immediately adjacent buildings and must include the church building of Christ Church St Laurence, its hall and rectory.
- These matters must be evidenced as being addressed before determination, to ensure confidence by the local community that any determination of this proposal has been undertaken with due and proper consideration.

CONSTRUCTABILITY OF THE PROPOSED DEVELOPMENT

- This narrow and tight site with limited access for large equipment poses several logistical and safety concerns in order to demolish an existing building (while retaining the George Street facades) and then constructing a 14 storey building and a 1 level basement. We note that a Construction Management Plan would need to be submitted.
- The basement level walls directly abut adjoining buildings and without the ability to core sample, building footings and exact geological conditions cannot be ascertained. To help maintain the stability of adjacent buildings, the basement level walls should be stepped in from the boundaries decreasing its footprint from that shown on the drawings.
- Any use of large equipment on George Street would need separate Council approval and only likely be permitted out of hours on week nights or possibly during the day on Sundays. The eastern side of George Street would need to be re-designated as a construction zone were this to occur. This would not be workable for demolition and haulage and is unlikely to be workable for eg concrete pours for each building level.

- Noisy works during Sunday mornings could cause potential disruption to the 3 masses at Christ Church St Laurence.
- Hence, the most likely demolition and construction access for such equipment (excavators, piling rig, trucks, concrete trucks, concrete pump, delivery of reinforcement steel, etc and tower crane?) would be via St Laurence Lane which is not as wide as 2 normal traffic lanes and with a right-angled left turn to access the rear of the proposed site.
- This would result in disruption to rear delivery and garbage access for the existing businesses, notably Sydney Central YHA corner of Pitt Street and the Haymarket Light Rail.

ACOUSTIC EFFECTS INSIDE PROPOSED BUILDING AND NOISE FROM THE DEVELOPMENT PRODUCED DURING OPERATION

- The design reports and Acoustic Report do not seem to take account of the fact that the adjacent Christ Church St Laurence has a steeple containing 10 large bells which are rung in practice one night per week and from 8.15am on Sunday mornings ahead of Masses, plus on other liturgical occasions during the year, and for weddings and funerals. The steeple housing the bells is 20 metres away from the stepped southern face of the proposed development.
- CCSL is concerned with operational noise predicted in the Acoustic Report. The Acoustic Report begins making mistakes from p. 7 when it locates “Receiver 5 existing place of worship as located to the east of the site opposite on George Street.” Assuming the report means CCSL, Receiver 5 is actually immediately south of the site. Equally, this Acoustic Report misses another place of worship on the southern side of Valentine Street, to the west. Receiver 3 actually includes a residential receiver on the top floor, western side adjacent to the development. These two other residential receivers are not assessed nor correctly categorized as part of this Acoustic Report. On another matter, we do not understand “Harbour Street” written over what is George Street.

Equally, we note that the proposed hours of operations for bars in the proposed building is 6 am – 12 midnight, which would require a separate regulatory approval. We note that this mooted operation is a significant change to similar existing operations on both sides of this George Street block and would not be acceptable to CCSL. These bars are elevated ‘roof top’ and outdoors (on the southern side of the development immediately adjacent to CCSL), and on ground level. We note that their operation will cause noise for adjacent buildings, particularly the church during solemn services. A backpacker’s level 13/14 pool and bar and ground floor bar is likely to generate noise inconsistent with Christ Church St Laurence operating as a Place of Worship in the way it has done over the last 180 years.

The Acoustic Report predicts a borderline acceptable level of operational noise for CCSL as a Place of Worship.

MISSING INFORMATION ABOUT EXISTING USES OF IMMEDIATELY ADJACENT BUILDING

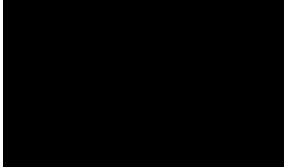
- The SEE does not account for the current use of the adjacent rear heritage building (505 Pitt St of Christ Church), which is a daily used church hall, with tenants on the upper levels, plus a residential apartment for a parish minister on the upper western level.
- This residential apartment and tenant will be severely affected by overshadowing of the proposed development where no overshadowing currently occurs.

SUMMARY

It would not be appropriate for developments in this block to have this type of appearance and height, which are devoid of an understanding of the buildings' significant heritage 'look' at such heights above street level.

For the reasons outlined above, we object to the proposed development in its current form.

Yours sincerely



Susan Allton
Warden
Christ Church St Laurence



Apartment G2,
123 – 125 Macquarie Street,
Sydney, NSW, 2000

20 February 2025

The Manager – Planning Assessment,
City of Sydney,
GPO Box 1591,
Sydney, NSW, 2001

Dear Sir / Madam,

Development Application
Reference Number: D/2025/33
806–812A George Street, Haymarket, NSW, 2000

We refer to Council's notification of a Development Application for a 15 storeys building for backpacker accommodation, hotel and bars for the abovenamed site. My wife and I are parishioners of Christ Church St Laurence which is situated nearby at 812 George Street and which is next to the site of the proposed development. We are also residents of the City of Sydney. This submission is made in response to Council's notification of this proposed development, about which we have the following concerns:

- the proposed development is too tall and bulky for the site and its surroundings. The proposed development is significantly taller than the height of the buildings which it would replace and is taller than many of the surrounding buildings. Taller buildings may have been allowed elsewhere in the city but this proposed development is not in keeping with existing nearby buildings and is detrimental to the precinct and to the streetscape. The proposed development is not in keeping with the size, architecture and scale of its surrounding buildings;
- notwithstanding the proposed retention of the George Street facades of the existing buildings on the site, the impact of the proposed development's tower is overwhelming in scale for this location and is incompatible with this area;
- the proposed development will cause a negative visual impact when viewed from George Street and from surrounding areas. This development will not make a positive contribution to the eastern side of George Street in the block between Rawson Place and the Railway Square intersection;

/2

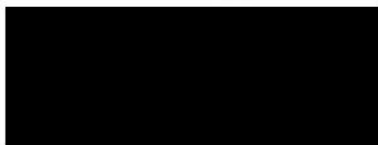
- the proposed development will impact adversely on the surrounding historic precinct. This historic precinct should be preserved intact and without the inclusion of incompatible structural intrusions;
- for much of the year, and especially in autumn and in winter and in spring, the proposed development will overshadow the historic, heritage-listed building of Christ Church St Laurence to the detriment of the church building and of the adjoining hall and residential buildings which are part of the church's property;
- the overshadowing will significantly reduce the amount of external natural light on the church's historic stained glass windows, thereby diminishing their visual impact and the opportunities for them to be seen and appreciated;
- the proposed development will cause traffic and parking issues in the surrounding, increasingly pedestrianised area;
- there is no reason why a commercial development such as that proposed for this site should be achieved at the expense of other existing nearby community buildings (including the church) and privately owned buildings;
- as well as serving as the centre of a faith community, Christ Church St Laurence plays a significant, contributive role in reaching out to the homeless and the marginalised in our city. Additionally, the church building is not only of historical significance but is also open daily to welcome local, interstate and international visitors. It is important that the church's buildings, significance and role are not diminished and obscured by an incompatible development such as that proposed in this application.

In summary, we consider that this proposed development is not acceptable and, accordingly, we object to it. We recommend and request that this proposal be rejected.

*

We have not made any donation to a Councillor and / or any gift to a Councillor or Council employee in the previous two years.

Yours faithfully,



Geoffrey Bray
for G.S. and K. Bray

From: Planning Systems Admin <planningsystemsadmin@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, March 3, 2025 10:53:17 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: D/2025/33 Proposed 15 Storey Backpackers and Hotel at 806-812A George Street, Sydney

From: David Stark [REDACTED]
Sent: Tuesday, 18 February 2025 11:10 AM
To: Sydney Your Say <sydneyyoursay@cityofsydney.nsw.gov.au>
Subject: D/2025/33 Proposed 15 Storey Backpackers and Hotel at 806-812A George Street, Sydney

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,

It has come to my attention that a new development application has been submitted to the City of Sydney Council (CSC) for a 15 storey building (backpackers, hotel and bars) to be built at 806-812A George Street, next to Christ Church St Laurence (CCSL) on the northern side.

In 2019,CCSL made dozens of submissions objecting to a previous similar DA proposal. This new proposal is once again, an "abuse" rather than a "re-use" of the facade of the existing buildings, totally destroying their aesthetic appearance. The development is totally out of character with the heritage buildings of the area. It will cause overshadowing of the church in Autumn, Winter and Spring, inhibiting the contextual position of our heritage listed church, blocking the light which enters its nineteenth century windows. The CSC refused the previous proposal in 2019. This proposal is no better.

CCSL provides a rare oasis of peace, visual and musical culture, spiritual support, and inclusive pastoral care. An overshadowing Frankenstein's monolith of architectural mishmash is NOT "heritage integration". It is just another example of proposed ostentatious commercial greed, producing, by the nature of its intended business practice, excessive shadow and 24 hour noise that is totally out of place adjacent to a heritage church and the immediate surrounding buildings.

I therefore urge that the Council rejects the DA proposal.

Yours sincerely,
David Stark.

From: Planning Systems Admin <planningsystemsadmin@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, March 3, 2025 10:51:43 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: D/2025/33 - Proposed 15 Storey Backpackers and Hotel at 806-812A George Street, Sydney

From: Cathy Stark [REDACTED]
Sent: Saturday, 15 February 2025 11:21 AM
To: Sydney Your Say <sydneyyoursay@cityofsydney.nsw.gov.au>
Subject: D/2025/33 - Proposed 15 Storey Backpackers and Hotel at 806-812A George Street, Sydney

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 refer to the proposed Development Application (DA) which has been submitted to the City of Sydney Council for 806-812A George Street, Sydney. The DA is for a 15 storey building (backpackers, hotel and bars). The site is next to Christ Church St Laurence (CCSL) on the northern side. This DA includes the re-use of the facades of the existing two buildings.

In 2019, CCSL made dozens of submissions objecting to a previous DA on this site for a slightly higher same-use building. inhibited the contextual position of our heritage listed church. The City of Sydney Council ultimately ruled the refusal of this development, however, a subsequent DA was approved for a 15 storey development on this site.

As a regular parishioner of CCSL (consecrated in 1845) I **strongly object** to this proposal.

Some adverse effects for CCSL of this DA opposite CCSL are:

- Overshadowing of the church in Autumn, Winter and Spring
- Inhibiting the contextual position of this heritage listed church.

I strongly urge Council to reconsider this proposal.

Yours sincerely,

Cathy Stark
Parishioner
Christ Church St Laurence
15 February, 2025.