

# Local Planning Panel

23 July 2025

# Application details

Address: 806-812A George Street, Haymarket

D/2025/33

Applicant: C Zeng-Allen

Owner: Fugiang Investments Pty Ltd

Architects: MKD Architects

Planning Consultant: Gyde Consulting

Heritage Consultant: Weir Phillips Heritage

- demolition of the existing buildings with partial retention of the existing front facade
- construction of new 12 storey building with basement level, comprising:
  - -84 private backpacker rooms containing 577 beds
  - -8 hotel rooms
  - one ground floor bar, and two rooftop bars
  - ground floor café
  - rooftop swimming pool

#### Reason reported to LPP

The application is reported to the LPP for determination due to:

 sensitive development - three new bars which will likely require hotel (general bar) liquor licences

The application is recommended for refusal for the following reasons:

- concurrence not provided by TfNSW
- does not sufficiently address contamination
- does not adequately address the flooding risk of the site
- fails to exhibit "design excellence"

#### Recommendation

#### Reasons for refusal:

- The application has not provided sufficient information to satisfy TfNSW that the development can be undertaken without adverse impacts to the adjacent interim rail corridor.
- The application fails to satisfactorily address clause 4.6 of the State Environmental Planning Policy (Resilience and Hazards) 2021.
- The application does not adequately address the flooding risk of the site.
- The proposed development fails to exhibit "design excellence" pursuant to clause 6.21C of the Sydney LEP 2012

#### **Notification**

29 January 2025 to 26 February 2025

197 owners and occupiers notified

7 submissions received

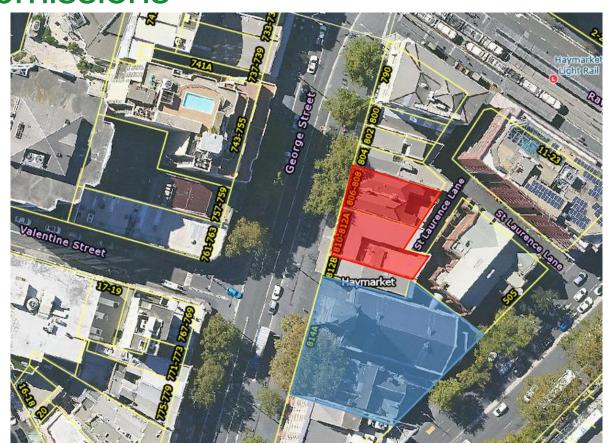
#### **Submissions**

impacts to the neighbouring Christ Church St Laurence

bulk and scale of the new building

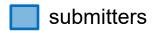
uncharacteristic within the context of the street block

#### **Submissions**



N

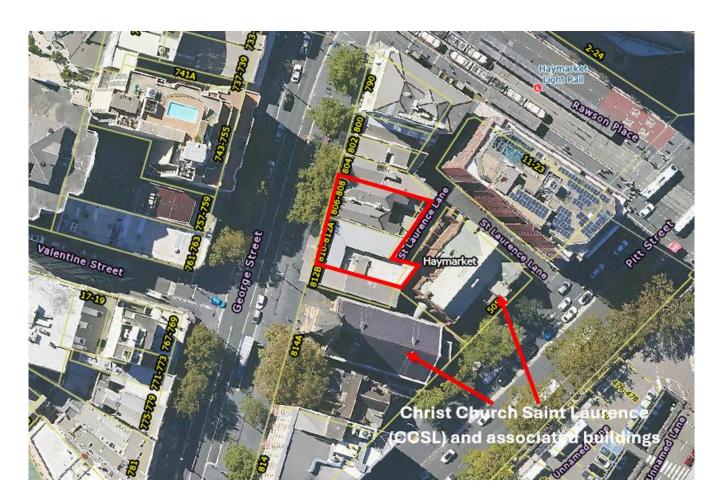




Note: location unknown of one other submitter

#### Background

- 11 September 2024 Pre-DA advice given for concept scheme
- 21 January 2025 subject DA lodged
- 1 April 2025 presented to the Design Advisory Residential Subcommittee (DAPRS)
- 16 April 2025 Council requested additional information and amendments
- 5 May 2025 applicant responded advising intent to appeal the deemed refusal
- 16 June 2025 Class 1 appeal lodged with the LEC







Site viewed from George Street, with the spire of the CCSL to the right



Site viewed from St Laurence Lane looking south, with the spire of CCSL visible in the background



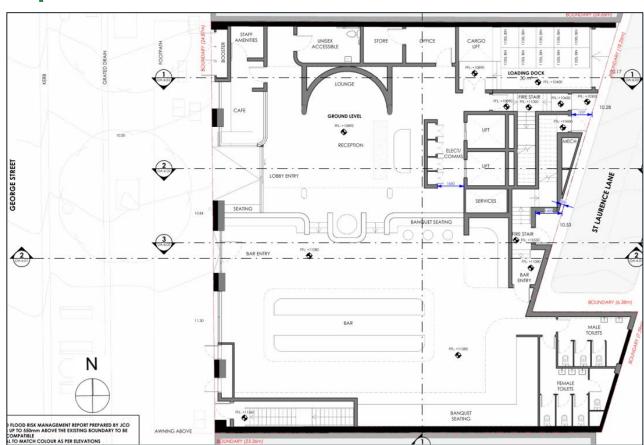
Site viewed from the intersection of George Street and Rawson Street looking south

Perspective view of the proposal from George Street looking east





**Basement Level** 



**Ground Level** 

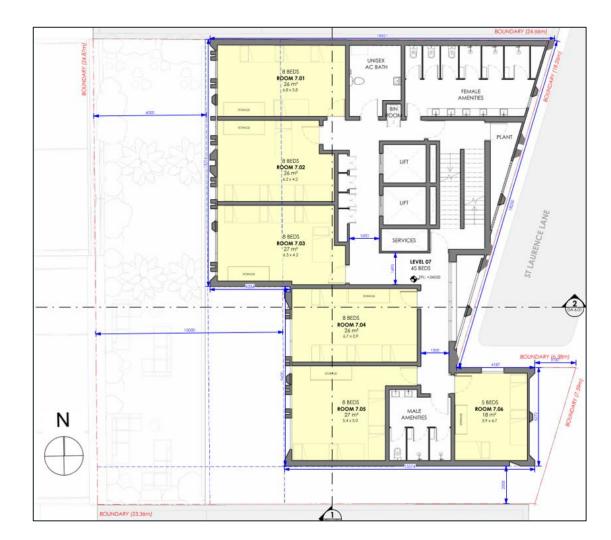
8 BEDS ROOM 1.11 28 m² 85 x 33 6 BEDS ROOM 1,01 21 m² 7.6×28 FIRE STAIR 21 m<sup>2</sup> 7.6×2.8 PLANT ROOM 8 BEDS ROOM 1.03 BEDS SERVICES 8 BEDS ROOM 1.04 27 m<sup>2</sup> 7.6 x 3.6 6 BEDS ROOM 1.10 20m<sup>2</sup> 41×47 8 BEDS **ROOM 1.05** 26 m<sup>2</sup> 7.5 x 3.6 ACCESSIBLE UNIT MALE 8 BEDS ROOM 1.06 8 BEDS ROOM 1.09 26 m<sup>2</sup> 62×30 N 8 BEDS ROOM 1.07 27 m<sup>3</sup> 7.5 x 3.6 ROOM 1.08 33 m<sup>2</sup> 8.3 x 3.3 EXISTING BUILDING

typical Levels 1-2 floorplan



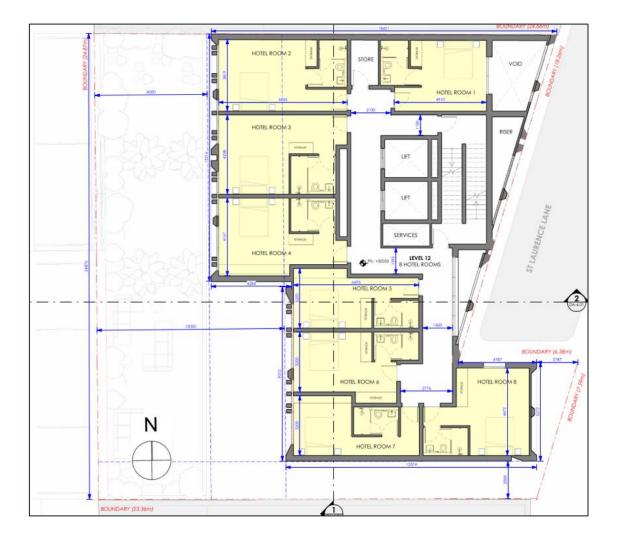
8 BEDS ROOM 4.01 26 m<sup>2</sup> 68 x 3.8 8 BEDS ROOM 4.02 26 m<sup>3</sup> 65 x 40 64 BEDS 8 8EDS ROOM 4.08 26 m<sup>2</sup> 3.8×69 8 BEDS ROOM 4.05 26 m<sup>2</sup> 4.9 x 3.8 N 8 BEDS ROOM 4.07 26 m² 40×6.5 BOUNDARY (23.36m) 6000

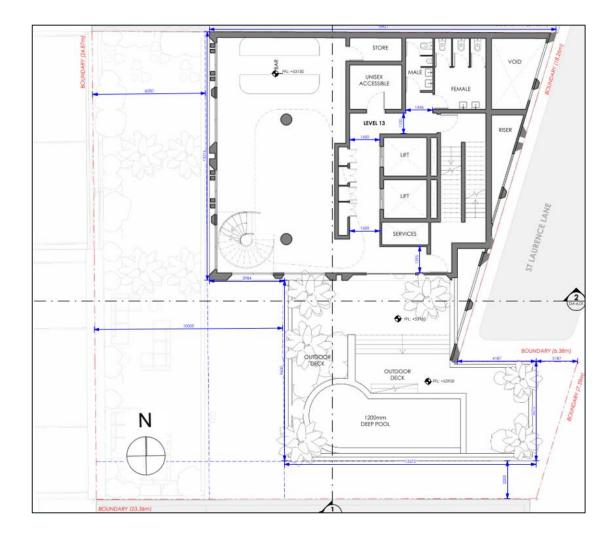
typical Levels 4-6 floorplan

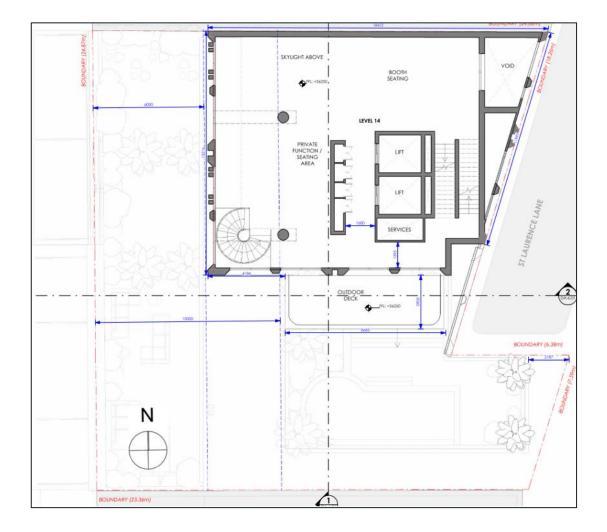


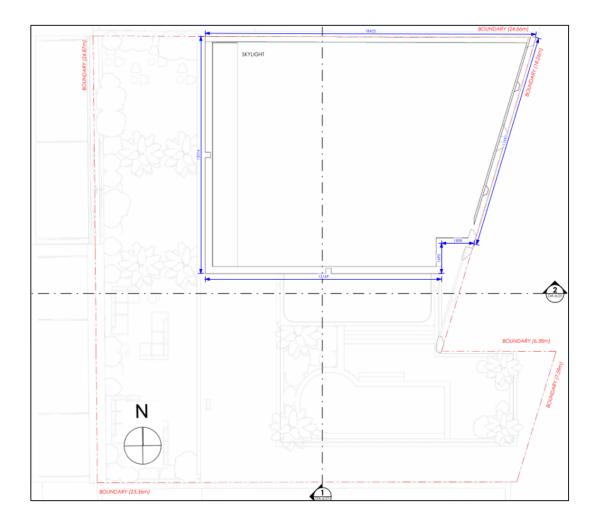
8 BEDS ROOM 8.01 26 m<sup>2</sup> 6.8 x 3.8 44444 8 BEDS ROOM 8.03 27 m<sup>2</sup> 62×42 SERVICES 45 BEDS 8 BEDS ROOM 8.04 26 m<sup>2</sup> 4.7 x 3.9 BOUNDARY (6.38m) ROOM 8.05 ACCESSIBLE N MALE AMENITIES 5 BEDS ROOM 8.06 18 m<sup>2</sup> 3.5 x 4.7 BOUNDARY (23.36m)

typical Levels 8-11 floorplan

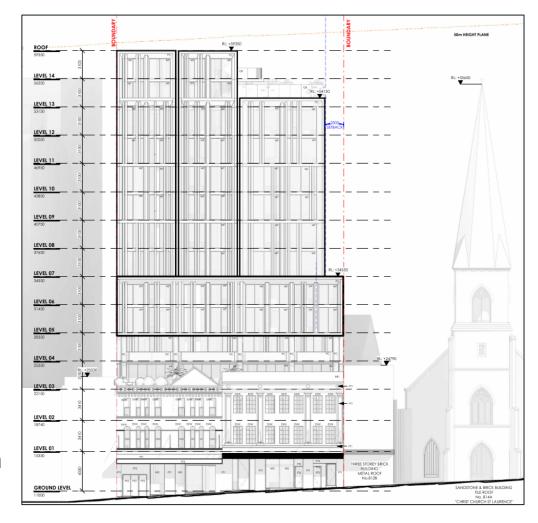




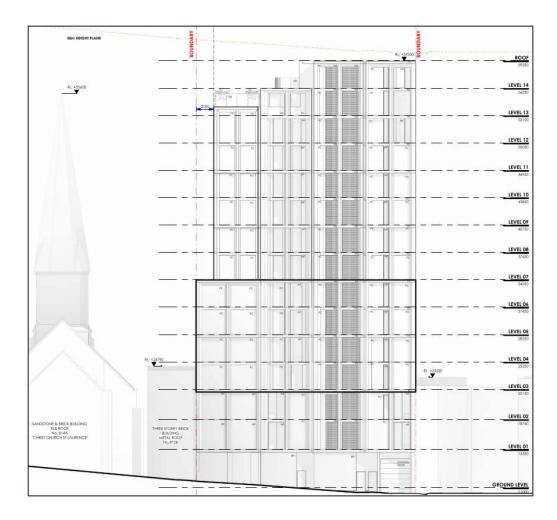




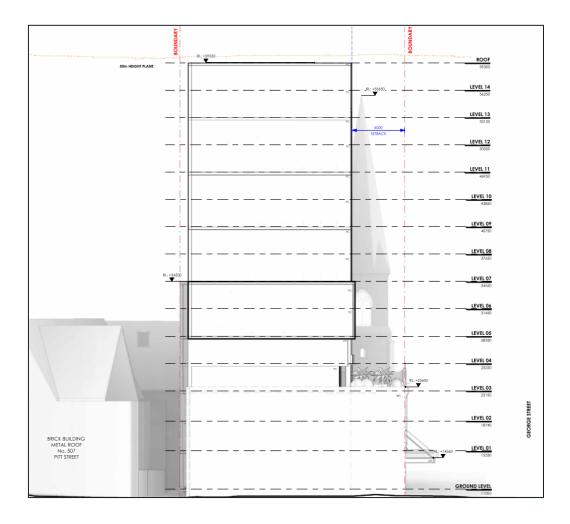
Roof plan



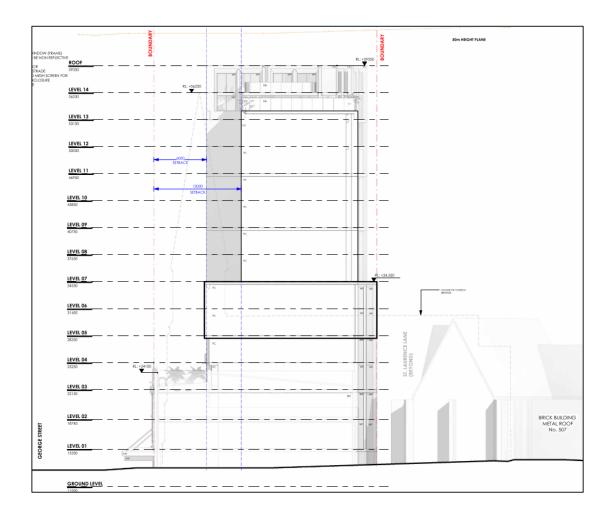
Western (George Street) elevation



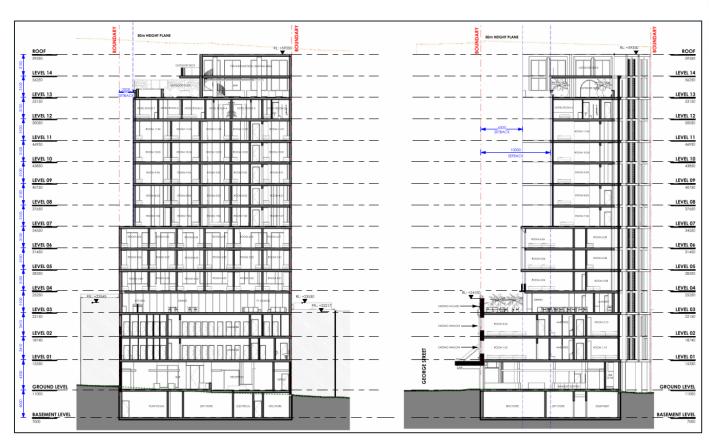
Eastern (rear) elevation



Northern (side) elevation

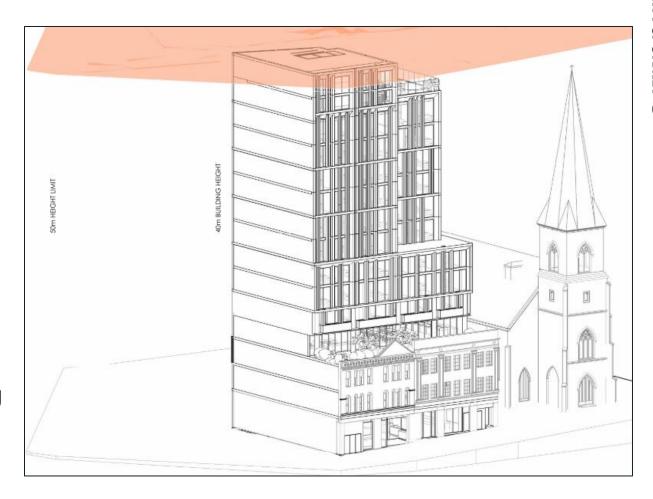


Southern (side) elevation



**Cross-sections** 

3D perspective showing the 50m LEP height plane and the neighbouring CCSL



#### Compliance with key LEP standards

	control	proposed	compliance
height	50m	48.35m	yes
floor space ratio	7.77:1 (4374.28 sqm)	7.77:1m (4373 sqm)	yes

#### Compliance with DCP controls

	control	proposed	compliance
Street frontage height	20m	13.5m (existing)	yes
Setback above street frontage height	8m (no variation)	6m and 10m	no
Floor to floor heights	basement & ground floor - 4.5m	basement – 4m ground floor - 4.3m	no
	first floor & above - 3.6m	Levels 1 & 2 - 3.4m Level 3 and above – 3.1m	no

#### Compliance with DCP controls

	control	proposed	compliance
Backpacker rooms	3.25 sqm per person  Max 8 guests per room	18 sqm for 5 bed rooms 20 sqm for 6 bed rooms 26 sqm for 8 bed rooms	yes
Backpacker communal recreation area	0.75 sqm per person (432 sqm)	352 sqm total on Level 3	no
	Max 20% of the total area for outdoor facilities	Approximately 50% being outdoor area	no
Parking	79 bike spaces	65 bike spaces (backpacker accommodation)	no
	3 Service vehicle spaces	1 service vehicle space	no

# Design Advisory Panel Residential Subcommittee

The Panel reviewed the application on 1 April 2025.

The panel raised the following concerns:

- Proposal is too schematic and does not consider all spatial and operational requirements for access, services and façade details
- The basement substation is not accessible for maintenance
- The proposal is considered to provide insufficient amenity for the backpacker and hotel accommodation

# Design Advisory Panel Residential Subcommittee

- the room layouts of the lower levels should be reconsidered so that the existing retained windows are not dissected by dividing walls
- given the extent of glazing proposed for the new additions, sun shading should be provided instead of dark tinted glass
- concerns regarding the lack of detailed design considerations

These issues have not been addressed.

#### Issues

- TfNSW Concurrence
- Flooding
- Contamination
- Setbacks above street frontage height
- Internal amenity
- Design issues
- Insufficient Information for assessment

#### TfNSW Concurrence

 As site is adjacent to the future CBD Rail Link (CBDRL) rail corridor concurrence from TfNSW is required under the Transport and Infrastructure SEPP

TfNSW has refused to grant concurrence due to insufficient information

 Consent cannot therefore be granted pursuant to section 2.101(3) of the Transport and Infrastructure SEPP

# Flooding

The site is identified as being subject to flooding

 Proposal does not comply with a flood planning level of 1% AEP + 500mm or PMF, whichever is the higher.

 Consent cannot therefore be granted pursuant to Clause 5.21 of the SLEP 2012

## Contamination

Proposal involves substantial excavation for the basement level and lift shafts

 A PESI was submitted, which recommends that a DESI be undertaken prior to demolition

A DESI has not been submitted

 Council is not satisfied that the land is suitable, or that remediation measures can be undertaken for the site to be made suitable for the proposed uses in accordance with the SEPP (Resilience and Hazards) 2021

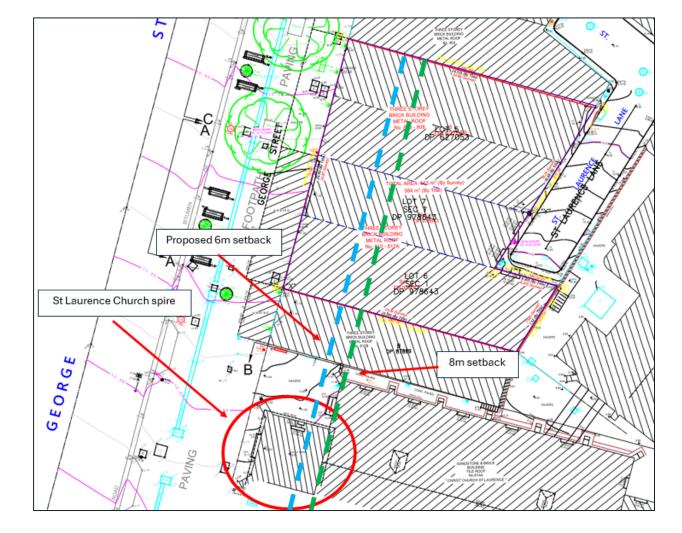
# Setback above street frontage height

• The site is located within the Haymarket/ Chinatown Special Character Area

 DCP requires a minimum setback of 8m above the street frontage height to George St

• The proposal provides a 6m setback from Levels 4 and above, with the southern portion of the building providing 10m setback on Levels 7-14

 The 6m setback would likely impact on the visual significance and setting of the neighbouring Christ Church St Laurence



Site survey showing 6m and 8m setbacks from George St in relation to CCSL



View analysis depicting a compliant building envelope, looking south along George St from the intersection with Ultimo Rd

View analysis depicting a compliant building envelope, looking south along George St



# **Internal Amenity**

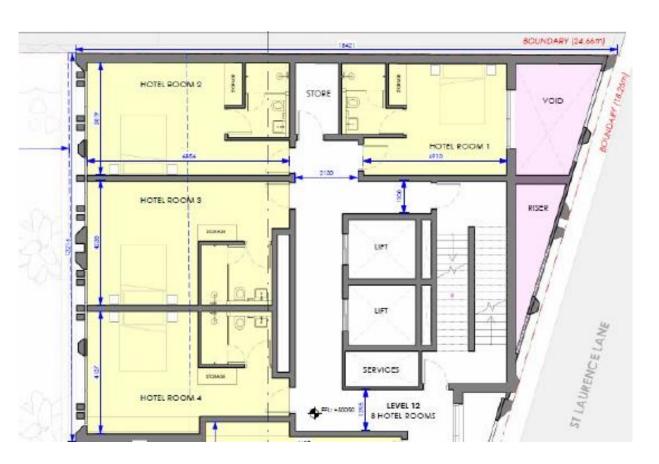
• Substantial non-compliances with DCP controls

• Significant shortfall in communal recreational areas (80 sqm)

Poor amenity to internal corridors

Solar heat gain and visual privacy concerns from large glazed panels

Noise and light spill issues from common areas and services close to bedrooms



Level 12 plan highlighting the area of void and risers

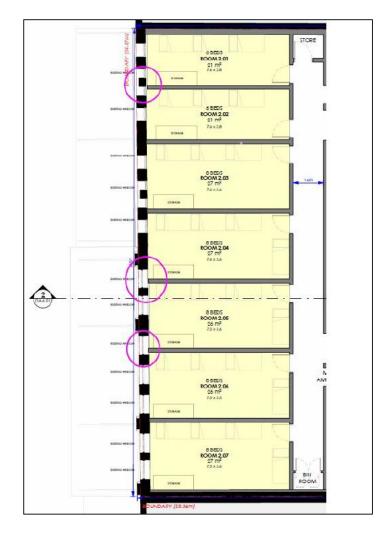
## Design Issues

New building is poorly integrated with the retained George Street façade

 Ground floor shopfronts and building services do not provide an appropriate interface with the public domain

 Proposal does not adequately address Crime Prevention Through Environmental Design

• Proposal does not provide sufficient bike parking and service vehicle spaces



Proposed Level 2 plan showing partition walls abutting the windows of the existing facade



Proposed shopfront

## Insufficient information

Acoustic report does not sufficiently address noise impacts from the bars

Wind report does not address wind impacts from upper level terraces

Insufficient structural information

 Plan of management contradicts acoustic report and does not adequately address use of the bars

#### Recommendation

#### Reasons for refusal:

- The application has not provided sufficient information to satisfy TfNSW that the development can be undertaken without adverse impacts to the adjacent interim rail corridor.
- The application fails to satisfactorily address clause 4.6 of the State Environmental Planning Policy (Resilience and Hazards) 2021.
- The application does not adequately address the flooding risk of the site.
- The proposed development fails to exhibit "design excellence" pursuant to clause 6.21C of the Sydney LEP 2012

## Recommendation

Refusal