

Attachment F2

<h3>Submissions</h3>

From: [REDACTED]

Sent on: Thursday, January 30, 2025 6:19:44 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

So much noise, no waste management

Yours sincerely,

[REDACTED] ok
[REDACTED] Dangar Place, Chippendale

From: Sera Tarpis

Sent on: Friday, January 31, 2025 9:20:06 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

Hi there,

I am writing to give my sincere support to the development of the old Telstra building into hostel backpacker accommodation.

This development is uniquely situated to support this kind of traffic, as it is close to Central station, close to buses, and close to existing amenities like Broadway shopping centre.

This development is also great for the local community. Because of the local public transport options, the local community will not be impacted by the increased people around. If anything, it will increase local business and support local eateries and cafes.

This development is a positive for this area and should be approved!

Yours sincerely,

Sera Tarpis

207 Australia St Newtown NSW 2042

-

From: Charlotte Fletcher

Sent on: Friday, January 31, 2025 10:00:20 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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.

Broadway is a fabulous spot from which to find one's feet in Sydney, and the proximity to transit and services is unparalleled. Given how much investment there has recently been in Central station to make it a truly world class transit hub, it seems only right to encourage people who require temporary accommodation to make the most of it. Housing people where cars are not required is the most sensible option, and this will free up space in sharehouses for folks who are staying longer term, easing pressure on the hot rental market. I hope that this development can go ahead, as a solution that utilises existing infrastructure and does not require converting green space to achieve affordable accommodation.

Yours sincerely,
Charlotte Fletcher
8/71-79 Avoca St Randwick

From: Nick Bowen

Sent on: Friday, January 31, 2025 10:08:49 AM

To: dasubmissions

Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

We object to this development application. The proposed development is unsuitable for this area. It is already overrun with students, being in such proximity to 3 universities and various colleges. Therefore adding a large, new transient population of backpackers would increase already existing problems with traffic, facilities etc.

There is a concern about public rowdiness, drunkenness etc, as can be evidenced in other backpacker areas such as Coogee and Bondi. How this site is not being considered for apartments and permanent housing, is astounding, given current housing issues.

Regards

Nick & Silvia Ohr

Ultimo residents (Smail Street)

From: Jotform
Sent on: Friday, January 31, 2025 10:52:14 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Shepherd St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

- Summary of Objections
- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
 - The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
 - Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
 - Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
 - Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Luke Burrows

Sent on: Friday, January 31, 2025 11:12:54 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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.

Would love to see reinvigoration of a historically lovely and central area.

Yours sincerely,

Luke Burrows

335 Glebe Point Rd, Glebe NSW 2037, Australia

From: James Hudson

Sent on: Friday, January 31, 2025 10:39:56 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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,

RE: Letter of Support for the Proposed Conversion of an Existing Building into a 1000+ Bed Hostel in Broadway

I am writing to express my strong support for the development proposal seeking to convert an existing building in Broadway into a 1000+ bed hostel. This project has the potential to provide essential benefits to the City of Sydney by addressing some of the most pressing social and economic challenges facing our community today.

One of the most compelling reasons for supporting this proposal is the urgent need for affordable, low-cost housing within the city. As Sydney continues to experience cost-of-living pressures, many individuals, particularly students, workers, and vulnerable members of society, are struggling to find reasonably priced accommodation. This project will help bridge that gap by offering a much-needed alternative to high rental prices while simultaneously alleviating the risk of homelessness.

Furthermore, as the building is already in existence, this proposal would not negatively impact the local footprint or contribute to overdevelopment concerns. Instead, it presents an efficient and sustainable use of existing infrastructure in a well-connected location, minimising disruption while maximising community benefit.

The proximity of the proposed hostel to the Central Business District and key entertainment precincts is another major advantage. Sydney's economy depends on a large, accessible workforce, particularly in sectors such as hospitality, retail, and tourism. Affordable accommodation close to the city will provide workers with convenient housing options and reduce the strain caused by long commutes. Moreover, it will enable students and young professionals to live near educational institutions and employment opportunities, further contributing to Sydney's vibrant economic ecosystem.

This development also aligns with the City of Sydney's broader goals of promoting social equity and inclusive growth. By providing affordable and safe housing options within the heart of the city, we ensure that Sydney remains a welcoming and accessible place for people from all walks of life, not just those with high incomes.

In conclusion, I believe the conversion of this existing building into a hostel will bring numerous social and economic benefits to the city. It will provide much-needed low-cost housing, reduce cost-of-living burdens, and support a strong local workforce. I urge the City of Sydney to approve this proposal and help pave the way for a more inclusive, sustainable future.

Thank you for considering my submission. Should you require any further details, please do not hesitate to contact me.

Yours sincerely,

James Hudson
89 Greens Rd, Paddington NSW 2021, Australia

From: Eliza Castieau

Sent on: Friday, January 31, 2025 10:46:44 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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 whole in may concern,

I support this application. In this housing crisis - taking pressure of residential properties and sharehouses for short stay visitors is imperative. We should also be welcoming visitors to our fabulous city. The idea that young people who would like to visit and learn about our wonderful city might be priced out of accomodation is just wrong.

Yours sincerely,

Eliza Castieau

3/85 Macpherson St, Waverley NSW 2024, Australia

From: Nathan Holmes

Sent on: Friday, January 31, 2025 11:55:23 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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 Joel,

Just wanted to voice my support for this development. I lived for many years in Byron Bay and the backpacker culture there is a big part of what made it into the vibrant tourist destination it is today. Having a dedicated space like this that is close to the city and amenities will give tourists access to what they need, benefit local businesses and help to keep short term tourists out of the rental market (which as we know is already too crowded).

Yours sincerely,

Nathan Holmes

12 South Ave, Leichhardt NSW 2040, Australia

From: Mat Erwin

Sent on: Friday, January 31, 2025 11:56:23 AM

To: dasubmissions

Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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,

My partner and I purchased our 1900 terrace house (2 Rose St) in 2020. Since then we have both completely fallen in love with Chippendale. Not because of the convenience and amazing food, which are both given with the reputation the suburb has. We have fallen in love with the community that we did not expect to find in the suburb.

Most people think that Chipppo is just full of student rentals - this is horribly misguided. We have become close friends with our many long-standing neighbors and regularly socialize with them. This is a community that honestly cares about each other - something we did not have in Bondi where we moved from.

This development will upend this community. With more than 1000 beds, how can this not force more people into our streets (which many people would not believe are actually quiet)? The lived experience of friends of mine who have lived in Potts Point (where the hostels used to be) complain of abandoned cars. With beds only in maybe the hundreds in Potts, it's hard not to foresee this as a significant issue with more than 1000 beds.

Seeing that Time Out just nominated the suburb amongst the world's top 10 I humbly request that focus be placed on augmenting the factors called out in that article - the art scene, multicultural food and dining of all calibers.

To be clear my partner (who has also submitted a comment) and I are wholly against this proposal. It will do nothing to grow our community but only serves to make the area more congested and wholly incongruous with the existent community spirit.

Regards,

Mat Erwin

Mat Erwin



From: [REDACTED]
Sent on: Friday, January 31, 2025 4:27:02 PM

To: council; dasubmissions
CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

Haven't seen any feasibility study. Rubbish is already bad and would only make things worse. Also share bikes are littered everywhere already with the one small backpacker place we have this would only amplify it. Site would be better used for public housing in my opinion.

Yours sincerely,
[REDACTED]
[REDACTED] Shepherd Street

From: Luke Carroll and Jake Henzler
Friday, January 31, 2025 4:37:27 PM
Sent on: dasubmissions
To: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart
Subject:
Attachments: DA Objection.pdf (5.28 MB)

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

Dear Joel Stuart and Planning Team

Please find attached our submission to object to the development proposal D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008.

The proposed development is not suitable for the site, contravenes the planning strategy of City of Sydney, is out of proportion with the scale and locality statements for Chippendale, has no regard for residents of Chippendale and does not meet many requirements of the development and control standards.

Regards

Jake Henzler and Luke Carroll

31 January, 2025

Dear City of Sydney Planning team,

We write in objection to [Development Application D/2024/1165](#).

As long-term residents of Chippendale, we are extremely concerned about the proposal to install one of the world's largest backpacker hostels in our low-density residential neighbourhood.

One of the largest backpacker hostels in the world is Danhostel Copenhagen, which has 1020 beds set across 18 floors of a high-rise. It is located in the centre of the city, surrounded by an appropriate number and variety of amenities for a mass tourism business. To propose that a backpacker hostel of 1064 beds can be squeezed into 4 designated floors on a smaller property footprint in a residential neighbourhood is nothing short of absurd. Details of the DA make clear that the applicant proposes to achieve this result by ignoring all regulations designed to protect the safety and reasonable comfort of its guests.

The application demonstrates complete disregard for accuracy in reporting key figures of compliance. Many specific requirements are either unlabeled or not specifically measured, and several misrepresentations are made. Taken together, these factors suggest a deep level of disregard for compliance on the part of the applicant, and reads to local residents as contempt for the community.

The proposal:

- is entirely unsuitable for the site itself
- fails to meet a staggering number of requirements and guidelines
- fails to meet objectives of its variation request.

The application has required extensive details of objection, and these are provided below.

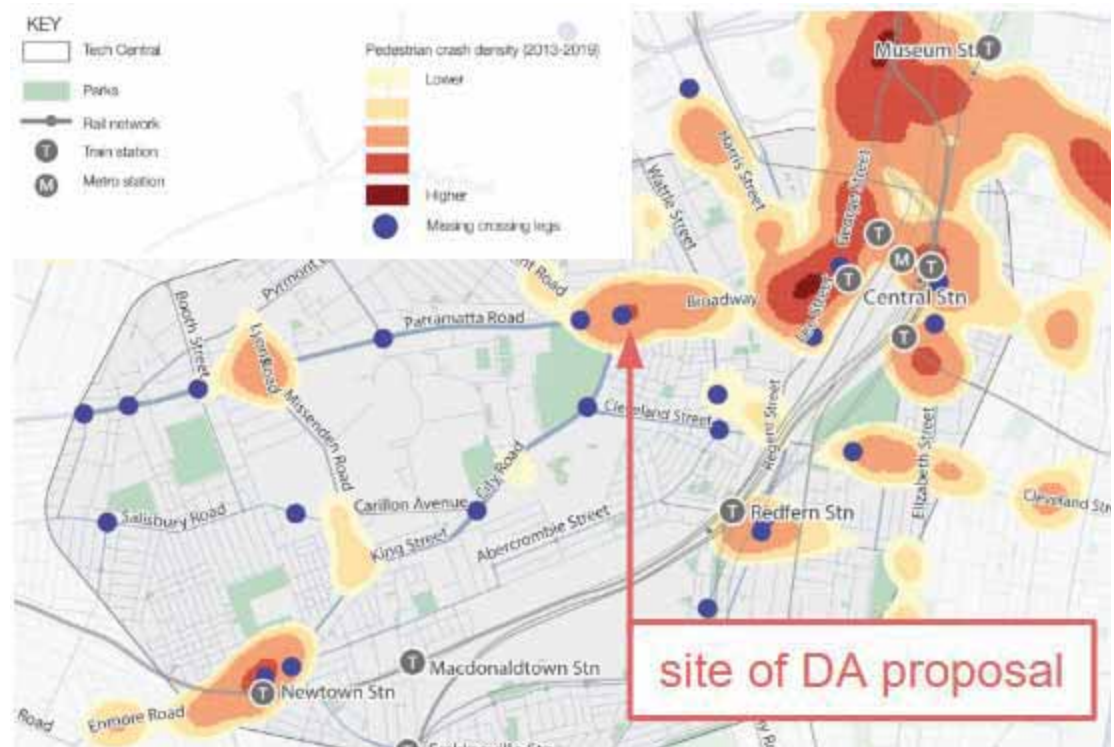
We look forward to a comprehensive rejection of this proposal.

Before further plans or alterations are considered for the development of this site, we strongly encourage representatives from the City of Sydney to convene a meeting with local residents to understand how development of this site could make a positive contribution to the community.

Regards,

Jake Henzler and Luke Carroll

1. The proposed development is an inappropriate use of the site
 - a) City of Sydney DCPs [Development Control Plans, Section 3 - General Provisions](#) explains that a competitive design process is required for *“development in respect of which a development control plan is required to be prepared under Clause 7.20 of the [Sydney LEP 2012](#);”*
 Clause 7.20 (1) of the Sydney LEP 2012 requires a development control plan for *“any development that increases the gross floor area of an existing building.”*
 As the DA identifies that the total floor area of this site will be increased, a development control plan is required. As a development control plan is required, a competitive design process is also required. This has not been undertaken, rendering the DA invalid with a variation request.
 - b) The application’s variation request to Clause 4.4 Floor space ratio - Sydney Local Environmental Plan 2012 makes several misrepresentations and omissions in an attempt to avoid meeting requirements.
 - i) *“to provide sufficient floor space to meet anticipated development needs for the foreseeable future”*
 As outlined further on, the proposal does not contain a sufficient floor space ratio to meet its proposed use as a backpacker hostel, let alone alternate commercial uses in the future.
 The proposed atrium limits the working internal space of the building to the small cupboard-sized accommodation around it. This atrium would also connect all floors of the building, including the roof, in a way that would severely restrict future potential uses of the space.
 - ii) *“to regulate the density of development, built form and land use intensity and to control the generation of vehicle and pedestrian traffic”*
 The proposal asserts that that there will be “no unacceptable traffic impacts,” which is plainly untrue.
 The NSW Government’s [Tech Central Place-based Transport Strategy \(2021\)](#) highlighted the inefficiency of buses on the current Camperdown axis - which the proposed DA relies on as the primary mode of public transport available for 1,064 people. The addition of this number of people relying on these services will further strain a system identified as unreliable.
 The Transport Assessment provided for the DA suggests that the primary modes of transport for guests to and from the site would be walking and ride share bicycle. However, The City of Sydney has identified the location of the site as a pedestrian crash hotspot in **Tech Central Place-based Transport Strategy (2021)**. The report highlights the area as one that is not conducive to pedestrian and bicycle access due to the type and volume of traffic. The addition of 1,064 extra people in the area will exacerbate the already identified problem, increasing traffic crashes and increase danger to motorists, cyclists and pedestrians.



The impact of increased pedestrian traffic was not assessed as part of the proposal's traffic assessment. The [City of Sydney walking count](#) determined an average of 18,539 pedestrian crossings at the location of the proposed site. At a minimum crossing of 2 times per day per person (leaving accommodation and returning), would increase the amount of pedestrian traffic by 11 %. This would significantly impede local access to required services at Broadway Shopping Centre.

The Transport Assessment suggests that the site has access to low traffic streets to gain access to other connecting cycling paths. This is in direct contradiction to the City of Sydney's **Access Strategy and Action Plan Continuing the Vision** which states "There is no safe cycleway despite the key role Broadway plays in connecting the city centre with major facilities and the inner west".

- iii) *"to provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure"*

In addition to the points above regarding inadequate transport infrastructure to support 1060 new guests in the area, there is also insufficient infrastructure (existing or proposed) to support the provision of new supermarkets required to support this many additional visitors. According to Mirvac, Broadway Shopping Centre has a maximum capacity of 1640 cars. Its food court has a maximum capacity of 500 people. The DA does not explain how this already busy centre will accommodate an additional 1060 visitors in addition to the many local residents and visitors that it serves.

The existing use of the site was a low-density commercial building, inhabited only part-time by around 100 people. It is unclear how this set-up can possibly

be appropriate for the sewage, recycling and rubbish from an additional 1000 short-stay tourists.

Our residential complex of about 150 people requires approximately 20 general waste bins and 10 recycling bins to be collected each week. The waste generated by 1064 visitors will require at least 7 times this volume, the equivalent of 140 general waste bins and 70 recycling bins. This is not acknowledged in the proposal, nor are the impacts that such a volume of waste will have on already strained waste collection services and traffic along one-way Knox St.

- iv) *“to ensure that new development reflects the desired character of the locality in which it is located and minimises adverse impacts on the amenity of that locality”*

The proposal asserts that there will be no additional privacy impacts, which is plainly untrue. Currently, the south side of the site, facing Knox St, contains a small number of windows in the commercial premises that are limited to one end of the building. Most of the 14 apartments in 5a Knox St contain at least one bedroom and a living space with windows that look directly at this building. Provided below is the view from one residential apartment on Knox St to the site's current south facade.





The DA proposes to alter the current configuration of the building's south facade to include 43 windows spread across four floors, multiplying the vision from inside the site of the proposed backpacker complex to existing homes by at least tenfold.

The images also demonstrate that the proposed rooftop terrace, stretching the entire length of the building and screened entirely by glass fences, will also look directly into the homes of current residents, creating an extensive new aspect for over 1000 short-term visitors to look directly into people's homes.

The proposal's misrepresentation of privacy issues is alarming. It indicates that, despite requirements, the applicant is not interested in understanding or minimising the effect of this proposal on the privacy of existing residents.

- i) The proposal asserts that there will be no adverse visual impacts, which is not true. The proposed north facade of the building (on Broadway) is a bizarrely incohesive assembly of architectural ideas that is ill-suited to the heritage of the area or its contemporary constructions and recent redevelopments.



Cladding the building's frontage in small sandstone tiles does not reproduce the effect of nearby heritage buildings, and instead draws attention away from them towards the significantly larger, cheap new development. The trapezoidal windows on both north and south facades are unlike that of any buildings in Sydney and do not reference or maintain styles of fenestration common to the city or the specific locality. Both facades are visually awkward in their own right and contextually jarring on a section of street that is bookended by heritage buildings.

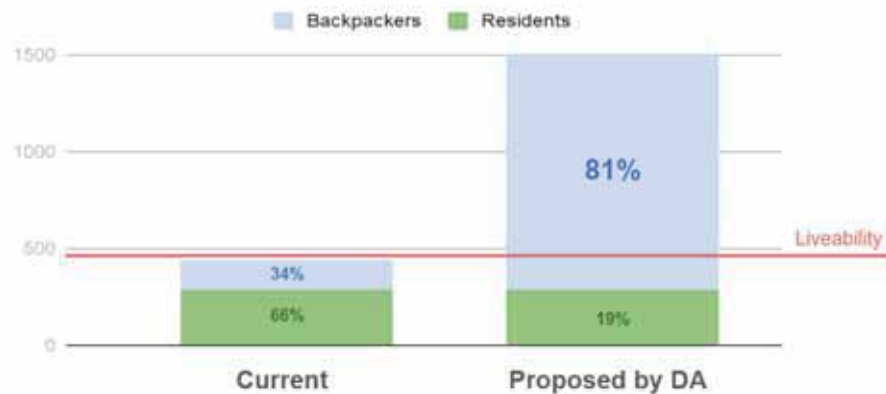


The proposal suggests that the strange, brightly painted relief imprinted on the tower is intended to reference the domed clocktowers of the Grace Brothers buildings on the opposite side of Broadway. No reasonable person assessing this design element could come to the view that the shape shown makes this reference. Far from being a nuanced reference to the surrounds of

- c) Clause 7.20 2)a) of the Sydney LEP 2012 also outlines that:
“Development consent must not be granted to development to which this clause applies on the following land unless a development control plan that provides for the matters in subclause (4) has been prepared for the land— (a) land in Central Sydney, if the site area for the development is more than 1,500 square metres”
The total site area for the development is approximately 1700sqm, meaning that consent cannot be granted without a DCP that provides for the prescribed matters. The application shows no evidence of this DCP, meaning consent cannot be granted.
- d) The City of Sydney’s Development Control Plan, Section 3 - General Provisions (3.6.1, 3.6.1) also outlines a range of requirements regarding energy efficiency and water efficiency in non-residential developments. The proposed development is a non-residential, large commercial development. The application does not demonstrate how all requirements across these two clauses are being met.
- e) The City of Sydney’s DCP [Development Control Plans, Section 2 - Locality Statement](#) for Chippendale requires that “development must achieve and satisfy the outcomes expressed in the character statement”
 - i) This character statement describes the “neighbourhood quality” of Chippendale, which is characterised by low-density housing, small-scale commercial premises and a range of educational institutions. A majority of non-residential buildings in the suburb provide service to the community, whereas the proposed mass tourism hostel only detracts from this character. The site (in red below) is located in an area directly surrounded by predominantly residential uses. Currently, the population of the surrounding neighbourhood is approximately 34% backpackers to 66% residents. The proposal would not only multiply the total number of backpackers by more than 7, but it would alter the composition of the population itself to approximately 81% backpackers and 19% residents.



Immediate neighbourhood: Proposed population



- f) At least two of the Principles of this locality statement are also not met by this proposal:
- “Continue to support non-residential uses on sites with active ground floor uses on Broadway, Regent Street and City Road.”
There are no ‘active ground-floor uses’ proposed by this DA. All uses of the ground floor will be functionally exclusive to the excessive number of continually changing guests and will not contribute any services to the local community.
 - “Maintain the existing pattern of retail and small scale commercial uses scattered throughout the neighbourhood.”
A five-storey, 1064-bed backpacker hostel is plainly a proposal for a non-retail, mass-scale commercial enterprise.
- g) [Standard Instrument \(Local Environmental Plans\) Amendment \(Land Use Zones\) Order 2021 under the Environmental Planning and Assessment Act 1979](#) describes the site of the proposal as being zoned ‘MU1 Mixed Use’. This describes several several objectives for this site that are not met by the proposal.
- “To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.”*
As there are already at least two backpacker hostels in the immediate neighbourhood, including one on the adjoining site, the proposal does not contribute to a diversity of business. It prevents a diversity of business that might otherwise be offered by a mixed development on this site.
 - “To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.”*
While the existing frontage of this site leaves a lot to be desired, this cannot be understood to lower the standard for development. The site will serve entirely as private premises for its 1064 guests, and makes no contribution to the functionality of either street on which it is located. It does not make any contribution to public space, but will place excessive additional demand on existing public spaces.

- iii) *“To minimise conflict between land uses within this zone and land uses within adjoining zones.”*
The site shares a block with and is directly across the road from multiple low-density residential buildings. A five-storey, 1064-bed backpacker hostel is intended to be a hub for budget, short-term tourism and is entirely in conflict with other land uses in this zone.
 - iv) *“To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.”*
As above, there are no business, retail or community land uses on the ground floor proposed by this DA. All uses of the ground floor will be exclusive to guests and will not contribute any services to the local community.
 - h) Action #1 of The City of Sydney's [Access Strategy and Action Plan Continuing the Vision](#) designates the Broadway area as a Tech Central Opportunity, linking research centres of UTS, Sydney University and University of Notre Dame. The location of the proposed development should be an obvious candidate to be developed to the required standard of a “high quality places to attract global business and talent” in order to “unlock the value of Tech Central: community, economy and property value”. The proposal of a 1,064 backpacker hostel is a direct contradiction to the defined strategy of the area.
2. The proposed development does not meet required standards for development of backpacker hostels
- b) The City of Sydney's [Development Control Plans, Section 4: Development Types](#) describes multiple Objectives and Principles for Visitor Accommodation (General) and for backpacker hostels that are not met by the proposal:
 - i) *“Ensure the design, development and management of visitor accommodation provides acceptable levels of health, safety, cleanliness, amenity and administration for guests, whilst not adversely impacting on the amenity of the surrounding locality.”*
The proposal includes an overwhelming number of cupboard-sized rooms filled with bunk beds. This does not meet the required standard (detailed below). The applicant clearly aims to maximise private revenue at the expense of safety and comfort of visiting guests.
The single proposal would multiply the population of the immediate neighbourhood by approximately 300% and increase the entire population of Chippendale by around 10% overall. It is impossible to imagine how this type of increase to population does not adversely affect the amenity of the surrounding locality. Even one quarter of the proposed guests would create more backpackers than residents in the immediate neighbourhood.
 - ii) *“Ensure backpacker accommodation is located within close proximity to public transport, services and facilities and away from predominantly residential uses.”*

While the site is located near to buses, the addition of 1064 guests onto this bus network at any one time will render many of these bus services unusable to many residents. This is covered in more detail further on.

- iii) *“New development must be self contained with no common access ways with adjoining properties.”*

The DA proposes to provide new access from the site into Grafton Lane. Exclusive access to Grafton Lane has been granted to the operators of the adjacent building, whose public entry is located in this laneway. Grafton Lane is currently gated off to the public at the discretion of the business (see below). Creating an access point to a laneway that can be gated off at the discretion of an adjoining business contravenes this principle.



- iv) *“For sleeping rooms: (a) the maximum number of persons to be accommodated in a bedroom, or in a dormitory, must be determined on the basis of 3.25sqm per person per sleeping room”*

The DA itself suggests 3.24sqm per person, which does not itself meet the standard, is not accurate and possibly misunderstands the requirement that all rooms meet a minimum standard. Though accurate measurements are not provided in the DA, calculations suggest that a vast majority of rooms do not meet the required standard, with a large number of rooms measuring under 2sqm per person, which includes the size of the beds themselves. The proposal provides insufficient detail to satisfy this requirement.

- v) *“For sleeping rooms: (d) individual, secure lockable storage facilities of a minimum capacity of 0.6 cubic metres per person is to be provided to allow guests to individually store baggage and travel items within the sleeping room”*

The proposal does not indicate labelled space for lockers in any sleeping rooms. In addition, meeting this requirement in tiny rooms designed for 8 people will necessarily deduct from the total availability of square metres per

person described above. The proposal provides insufficient detail to satisfy this requirement.

- vi) *“Communal recreational areas: (a) are to be provided within the premises at a rate of 0.75sqm per person based on the maximum number of guests”*

Though the proposal indicates that this Principle is met, it can only be achieved by including the area designated as a cafe, which the proposal indicates will also be open to the public. A business space that is open to the public cannot also be considered a communal recreational area of the backpackers hostel.

The proposed internal communal recreation spaces are actually closer to 0.6sqm per person.

- vii) *“Communal recreational areas: (c) are to be provided internally where possible and in addition to any outdoor communal recreation area.”*

The most significant communal recreational area of this proposal is the rooftop terrace with lap-pool and bar. This is a key feature of the development proposal and appears to have been included to compensate for the lack of space designated internally for communal recreational areas.

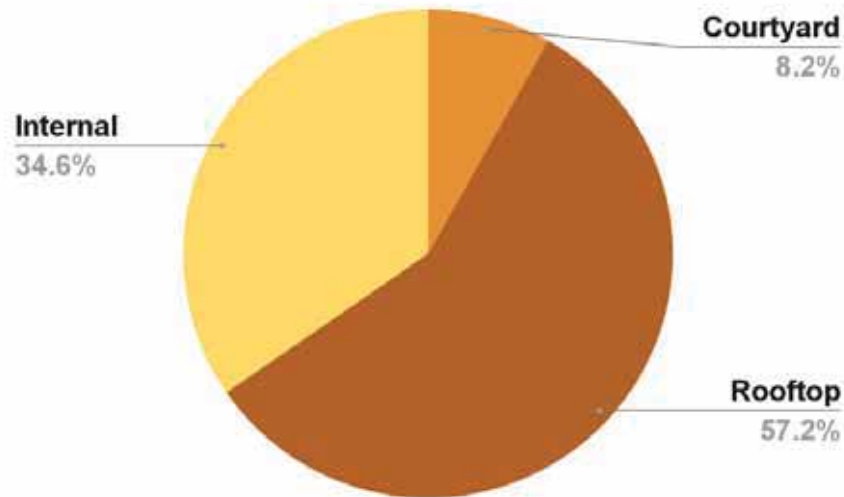
Requirements for these internal spaces are clearly designed to prevent overflow of guests onto surrounding streets and minimise noise and antisocial interactions with nearby residents.

It is entirely possible to provide more internal communal recreation areas, which would negate any need for additional outdoor space on the rooftop, but the applicant has chosen not to configure the proposal to meet this requirement.

- viii) *“Where communal outdoor facilities are proposed: (a) they should generally be no greater than 20% of the total communal recreational area”*

The proposal suggests that the total internal communal recreational area is 665sqm. As noted, this includes a cafe space that is open to the public, which likely means the internal communal recreation area total is significantly lower. The proposal also suggests that only outdoor communal recreational space is the ground-floor courtyard (157sqm). As the proposal includes a rooftop terrace with swimming pool and bar, this is clearly not an accurate representation.

Deducting the space of the atrium void, the rooftop terrace provides approximately 1100sqm of outdoor communal recreational space.



The total outdoor communal recreational space is approximately 1250sqm. The absolute total communal recreational space is approximately 1900sqm, and the outdoor spaces form approximately 65% of this space. This principle is not met by the proposal, which seeks to increase the allowance of outdoor communal recreational space by more than triple.

- ix) *“Where communal outdoor facilities are proposed: (b) the design and location is to ensure that the noise impact to surrounding property is minimised”*
The proposal includes a rooftop terrace and bar designed to service both 1064 guests and members of the public. This terrace would overlook multiple properties on surrounding blocks, many of which are only two storeys shorter than the site. Noise from such a venue would be significant and have direct effects on neighbouring residential properties.
- x) *“Where communal outdoor facilities are proposed:(c) the use should be restricted to before 10pm, particularly if there are residential uses nearby; and (d) details on the management of the space including any restricted hours of access, for example, no access later than 10:30pm, are to be included in the Plan of Management”*
There are a significant number of residential uses nearby. The proposal does not contain any details about management of timed access to this space.
- xi) *“For bathrooms: (a) toilets are to be in a separate compartment from common showers and bathrooms;*
The proposal indicates that shared rooms contain bathrooms that locate the common shower and common toilet in the same compartment. This is not compliant with this principle.
- xii) *“For kitchen and dining areas: (a) an internal self-catering kitchen and a separate dining room for use by guests is to be provided with capacity for at least 15% of the maximum number of guests to prepare and consume meals at any one time”*

To achieve the capacity required to meet this principle, the proposal would need to provide space for 160 guests to prepare meals at any one time. The proposed area for this activity in the plans is approximately 112 square metres in total. This would allow for a 0.7 square meter area for each of the 160 people to both prepare and consume meals. This is nowhere near an appropriate amount of space in which someone can reasonably be expected to achieve either of these tasks, let alone both. Furthermore, there is no indication of any facilities provided in the kitchen that could be used to prepare meals, and such facilities added to the space indicated would necessarily detract from the available space per person to prepare and consume their meals.

3. Considerations for appropriate development

Any redevelopment of this site must be approached with consideration to factors already identified as fundamental by City of Sydney. These include the scale and nature of premises, pro-active initiatives for sustainability, contributions to broader social responsibility, attracting future-focused businesses, and enhancing the liveability of spaces for current and future communities.

The fact that the existing building is not itself a functional addition to the neighbourhood cannot be viewed as lowering the quality of development that City of Sydney expects for its residents and economy.

a) Alignment with Chippendale locality statement ([Sydney Development Control Plan 2012](#))

City of Sydney's Development Control Plans, Section 2 - Locality Statement for Chippendale requires that development must "maintain the character of the conservation area and protect residential amenity". Development of a large scale commercial backpackers hostel contravenes many of the objectives of the planning control, and is wholly inconsistent with the locality statement for Chippendale.

The locality statement for Chippendale has keen focus on low scale development, small scale commercial spaces, and being sympathetic to the scale and fine grain character of the area. Appropriate development of the site should therefore consider multiple spaces for a variety of commercial uses, and potentially other uses such as residential, to stay consistent with the area, and provide services and amenity to the existing community of Chippendale.

b) Alignment with City of Sydney Strategy ([Sustainable Sydney 2030–2050 Continuing the Vision](#) and [Economic Development Strategy](#))

The current proposal for a huge backpacker hostel is contrary to all goals established by City of Sydney Strategic Plan. There is limited introduction of green space, no consideration for carbon emission and increased carbon footprint. Increasing population density of the site to 1,064 would contravene targets of reducing the city's water usage and waste output. The proposed development does not address any stated goal of the City of Sydney, and is therefore a missed opportunity to provide development that could enrich the area in line with stated targets of increase social and residential housing and increasing cultural output. A backpacker hostel can not contribute to the proposed area becoming a hub for tech and industry and cannot contribute economically to health, higher education and creative designer sectors, and will detract from the qualities required to promote development required to achieve this goal.

- i) **Greening of the local environment** - Any serious development proposal for the site should consider how to increase the local greenery consistent with the goals to achieve 40 % green cover and 27 % tree coverage. This could be achieved through installation of new trees and vertical gardens on the site. This would have added benefits of providing natural cooling to the area, and reduction of noise impacts on existing residents.
- ii) **Sustainability goals and achieving net zero** - New and large scale development for the site should consider how they will contribute to increasing sustainability and contribute to City of Sydney's goals to becoming carbon neutral. This should include provisions for providing renewable energy to the area, detailed plan on water reduction and management, and strategies to promote reuse and recycling of any development that occurs on the site.
- iii) **Promoting TechCentral** - Broadway has been designated by City of Sydney as TechCentral, with the strategy identifying jobs growth targets in higher education, health and creative industries. The development of a large scale site should be focussed on contributing to these goals.

c) Respect for existing community

Any redevelopment of the site at 184-200 Broadway should be making a positive contribution to the immediate neighbourhood and the existing community of Chippendale. It should be required to provide additional amenities, services and environmental supports commensurate with the scale of additional impact it will reasonably create.

In the case of the current proposal, this must include consideration of the following:

- i) Planting of trees and greenery along the street to create additional areas of shade and reduce the impact of heat on footpaths and buildings.
- ii) Installation of noise-dampening structures on the Knox-St side of the developed building to absorb existing and additional noise and reverberations created by pedestrians and traffic on the street. This should include considerations like vertical greenery.
- iii) Reconfiguration of thoroughfare on Knox St to reduce impacts of noise and improve sustainable transport uses.
- iv) Maintaining the privacy for residents of existing residential buildings on Knox Street and the surrounding area. It should seek to avoid and minimise any

new vantage points into existing premises, such as windows or rooftops. At a minimum, architectural features, such as windows organised to limit and obstruct direct lines of sight to residential premises, should be described.

From: [REDACTED]
Sent on: Friday, January 31, 2025 6:06:18 PM
To: council; dasubmissions
CC: jstuart
Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because: the size and capacity of the development will grossly increase population density bringing noise, rubbish and thus affect the quality of life of residents and the experience of visitors to an area which already has high population density and serious issues with dumped rubbish. Surrounding streets already have a poor street scape and urban amenity.

Our streets are often filthy with dumped rubbish and the noise of late night carousers and people wandering home at all times during the night and early morning often make healthy sleep difficult to achieve.

We simply cannot support such an enormous increase in population that the proposed development will bring.

Further, what benefit can this development possibly bring to the area and people who 'host' it? Absolute none.

Yours sincerely,

[REDACTED]
[REDACTED] O'Connor St, Chippendale NSW 2008, Australia

From: Jotform
Sent on: Friday, January 31, 2025 10:55:12 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



**Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE
NSW 2008**

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name

Address

Buckland Street, Unit Buckland Street, New South Wales, 2008, Australia

Email

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

It's too big and not sufficiently regulated. The City of Sydney should address all the usual planning requirements and ensure that any development is compliant and smaller.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 3:35:05 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address Vine st, Darlington, Nsw, 2008
Email [REDACTED]

My personal reasons for objecting: Just another NIMBY inner city droog who does not want to see accomodation provided for backpackers and other transient young people. Let them take on dodgy leases and crowd into poorly provisioned overcrowded existing slums

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 7:13:23 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Buckland St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Chippendale is becoming a vibrant, exciting and modern place through it's transition towards the new tech central. This development does not speak to the history of this suburb or enhance the potential of what it will become one day.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 1:04:17 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Shepherd St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

The Chippendale neighbourhood already has a very transient population. We've noticed in the last 14 years that we've lived here that this transient causes a significant amount of dumped furniture items on the side of the street. The existing backpackers residences don't have cigarette but ashtrays for the backpackers out the front as a result we've noticed a significant uptake in cigarette trash on on city Road The noise around Chippendale when pubs close is already high. This is a residential area resident comfort and the right to a peaceful night sleep is already compromised by the fact that there's a lot of nighttime noise on our streets. Having the world's largest backpackers hostel down the road would completely destroy The ambience of neighbourhood. Create additional social issues and make that neighbourhood even more dirty than it already can be at times.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Friday, January 31, 2025 5:18:21 PM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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,

I used to live in Redfern, now in Ashfield, and work about a block away from the proposed development, on Smail St. I wholeheartedly support construction of a backpacker hostel on the site of the Telstra building. The current building creates a huge dead zone on what is otherwise a lively strip of pubs, shops and restaurants.

I believe providing appropriate accommodation for travellers such as hostels helps reduce pressure on the residential market because many of these people would otherwise be staying in short term rentals or AirBnbs, so has benefits for the broader community. It also helps support the many local businesses, restaurants and cafes in the local area.

I think that if such a development is appropriate anywhere in Sydney, Chippendale is a good place for it since it is walking distance to Central station, multiple shopping centres, many pubs, restaurants and cafes. The location right on Parramatta Rd/Broadway also makes this less ideal for general residential housing because of the noise and air pollution from the road - something that short term backpackers would likely be unbothered by but does impact the amenity of living there long-term.

Yours sincerely,

[REDACTED]

Chandos St, Ashfield NSW 2131, Australia

From: [REDACTED]

Sent on: Friday, January 31, 2025 5:29:55 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008. It will destroy the natural environment, put strain on the community facilities and disrupt all current residents immensely.

Yours sincerely,

[REDACTED]
Myrtle St, Chippendale NSW 2008, Australia

From: Paul

Sent on: Friday, January 31, 2025 7:30:18 PM

To: dasubmissions

Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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.

Council

This DA for the largest backpackers in Australia to be located in Chippendale is ridiculous.

1000+ beds, (largest in the world) a roof top bar and lap swimming pool, all within a quiet residential area is absurd. Windows overlooking residents, Smokers fagging outside because they can't inside. Hundreds of smokers. Imagine the ebikes dumped on the street. We have 10-20 on that block now!

How do 1000 backpackers walk from central to Chippendale and back towing luggage? what bus stop can support this sudden increase in passenger numbers? who determines noise levels? privacy? who ensures resident safety with 1000 backpackers all removed from a bar at 10pm?

How will they process backpackers with only limited staff each day, 1000 backpackers in and out 3 day average stays?

Knox street will be blocked all day; garbage, recycling, food, drink, linen services, smokers etc. I do pity those poor residents on that street.

Amidst a housing shortage, Clover wants 1000 backpackers to watch fireworks? How about build some affordable housing instead, or any permanent housing?

Chippendale will turn into a garbage dump, congested with ubers/taxis and littered with takeaways, beer bottles and goon bags. It will become unsafe.

You wanted a personal tell us how you feel email. Well, this is it. This DA is just greed and stupidity.

Yours regretfully

Paul Smith

(Just a poor little white ex privilege ratepayer from moorgate st).

Sent via [CrossBox](#)

From: [REDACTED]

Sent on: Friday, January 31, 2025 8:13:27 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

The project prioritizes transient visitors over the long-term wellbeing of Chippendale residents, providing no tangible benefits to the community.

No initiatives are included to support or enhance the local area's liveability, heritage, or sustainability. Instead, the development brings risks of increased crime, such as drug dealing, and erosion of neighbourhood cohesion.

Yours sincerely,

[REDACTED]

From: Myles Diehm

Sent on: Saturday, February 1, 2025 8:37:30 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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.

Great use of underutilised building. Close to transport. A lot of communal space including rooftop areas. Sustainable outcome with adaptive re-use.

Keeps backpackers away from other short term rentals which are needed for the public and/or student accomm.

Will assist activating this strip with additional retail or entertainment.

Suggest plan of management is reviewed carefully to make sure safety and security for backpackers and locals

Yours sincerely,
Myles Diehm

From: [REDACTED]

Sent on: Saturday, February 1, 2025 9:46:46 AM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

Hire bikes utilised by the backpackers will become a bigger problem in the area. Currently hire bikes are left all around the area blocking pathways or roads, which makes it difficult for pedestrians to pass especially those with prams or wheelchairs.

The large number of backpackers the property will house will mean increased rubbish/waste. Council already has many missed rubbish pick ups, so there needs to be increased pick up schedule.

Rubbish/dumping is already a big problem in Chippendale and this would only attract more illegal dumping. Reporting the illegal dumping doesn't seem to illicit a response from the council and is left for months on end until a resident of the area is fed up and cleans it up themselves (which they shouldn't need to do) as it blocks pathways and roads/garage entrances.

Yours sincerely,

[REDACTED]

[REDACTED] Shepherd Street

From: Jotform
Sent on: Saturday, February 1, 2025 1:37:11 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Myrtle St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
- Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
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Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Out of character with local precinct and an unreasonable impact on local community in terms of noise, infrastructure demand and amenity.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Sunday, February 2, 2025 8:53:09 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep me up-to-date about progress on this issue.

My Name

[REDACTED]

Address

[REDACTED] Rose St, Chippendale, New South Wales, 2008, Australia

Email

[REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

I am deeply concerned that the size and scale of this development outsizes the community's ability to support it. Chippendale is a small and peaceful enclave which has thrived because of the mutual respect and care of its residents, many of whom have lived in the area for decades. A 1,000+ transient population risks introducing an ambivalence to the cultural and environmental efforts of the community, which Chippendale may find difficult to emerge from. I implore the developers to reconsider the scale of the proposal to something more aligned to the values of the community, and more realistic of the available resources to support it.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 7:56:02 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



**Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE
NSW 2008**

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name [REDACTED]

Address [REDACTED] Grafton St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Too crazy

We need housing. For Australians. Not more backpackers

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Tom Connell

Sent on: Saturday, February 1, 2025 10:38:07 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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.

As a Chippendale local, I support projects to increase the vibrancy and economy of the local area. The development represent a big opportunity for local businesses but the approval should consider the impact of the large number of guests and how the contribution can contribute to the suburb, such as: active transport options, including bike lanes and dedicated on-street bike parking, street beautification, waste management, and alignment with Chippendale's sustainable ethos.

Yours sincerely,

Tom Connell

1-35 Pine St, Chippendale NSW 2008, Australia

From: Melissa Neighbour

Sent on: Saturday, February 1, 2025 10:42:40 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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.

If people object against a backpackers next to the central business district of Sydney ... I really wonder what they think the whole point of a city is.

Do we not want to have tourism, culture, diversity, vibrancy, and prosperity in the very heart of our city? If not there, then where? Or just not at all? Is that it?

It will also alleviate dwellings being absorbed by airbnb.

We want and need this in our city! Progress please!

Yours sincerely,

Melissa Neighbour

Drummoyne Ave, Drummoyne NSW 2047, Australia

From: Jotform
Sent on: Monday, February 3, 2025 7:38:10 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Myrtle St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
- Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
- Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Existing services and the infrastructure in Chippendale already struggles to deal with current level of students and backpackers. The area simply won't cope with 1,000+ additional transient residents.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]
Sent on: Saturday, February 1, 2025 11:31:07 AM

To: council; dasubmissions
CC: jstuart
Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

Please ensure my personal information – name, email address, and telephone number – remains confidential. I confirm that I have not made any donations or gifts to a Councillor or Council employee within the past two years.

I am writing to formally object to development proposal D/2024/1165 for 184-200 Broadway, Chippendale, NSW 2008. My objections are based on the following concerns:

1. Increased Overcrowding and Strain on Local Infrastructure: The proposal will significantly increase the population density in Chippendale, placing undue pressure on the existing infrastructure and already congested local streets.
2. Exacerbated Noise Pollution: I regularly experience significant street noise late at night (2:00 AM, 3:00 AM, 4:00 AM, etc.) from young people, including students (even on non-school nights) and backpackers. The proposed development, a large hostel, will introduce a substantial number of additional temporary residents, likely also young people, which will undoubtedly worsen the existing noise problem exponentially. This will severely impact the amenity of the neighbourhood and the sleep quality of residents.
3. Increased Risk of Property Damage and Vandalism: My parked motorcycle has been repeatedly damaged by being pushed over by individuals frequenting existing temporary accommodations in the area. I am concerned that the increased number of transient residents resulting from this large hostel will lead to a similar, exponential increase in damage to street plants, cars, motorcycles, e-bikes, phone booths, children's playgrounds, and other public and private property.
4. Loss of Village Atmosphere: Chippendale has been designated by the Council as a village. The addition of such a large hostel, accommodating a significant number of temporary residents, will fundamentally and negatively alter the character of the neighbourhood, destroying the existing village atmosphere and sense of community. This development is inconsistent with the established character of the area.

Thank you for considering my objections.

Yours sincerely,

[REDACTED]
[REDACTED] O'Connor St, Chippendale NSW 2008, Australia

From: Jotform
Sent on: Sunday, February 2, 2025 5:34:09 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Myrtle St, Unit [REDACTED] Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Nick Smith

Sent on: Saturday, February 1, 2025 12:07:49 PM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

We don't want a boring city. Politicians need to be bold and ambitious, not afraid and egregious.

We want visitors who are tomorrows generation of travellers, professionals and leaders to experience a vibrant and varied city that's not monochromatic.

It's time to be bold and unafraid.

Yours sincerely,

Nick Smith

48 Bishopsgate Street

From: Jotform
Sent on: Saturday, February 1, 2025 3:23:15 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Rose St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Noise from pedestrians
Traffic in quiet residential Rose st
Rubbish and food waste

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Saturday, February 1, 2025 12:35:31 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

Late night noise. Drug use and the sale of. Car/ Vans parking on the streets. Bar fights.

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

Yours sincerely,

[REDACTED]

[REDACTED] Campbell St

From: Jotform
Sent on: Friday, January 31, 2025 6:57:06 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Buckland St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

This particular area is already crowded with overdevelopment and want be able to cope
With predicted amount of people and units. It will create absolutely not sustainable and healthy environment to all residents.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 1:51:10 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Railway St, Woy Woy, New South Wales, 2256, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

There's a housing crisis, we need affordable housing not profits for the developer

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Alexander Parkes

Sent on: Saturday, February 1, 2025 12:59:18 PM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

I strongly support this.

The current building is a dump. Sydney needs to be serious about urban renewal. This project will add millions in tourist dollars to Sydney, and reduce the strain on the surrounding housing market. Opposing this is short-sighted and selfish.

Please proceed with this project.

Yours sincerely,
Alexander Parkes
16a Cornelia Road

From: Jotform
Sent on: Sunday, February 2, 2025 2:13:07 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name [REDACTED]

Address [REDACTED] Buckland St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 8:01:15 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Rose St, Unit [REDACTED] Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

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My personal reasons for objecting:

I have concerns that the proposed DA will lead to an increase in vandalism, disruption, petty crime, noise pollution and waste in the neighbourhood and overall is likely to dramatically alter the character and quality of the surrounding area including in a way to negatively impact the value of people's homes.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: David Jones

Sent on: Saturday, February 1, 2025 2:04:07 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

We need more housing and this area needs to be more revitalised. It'd run down. It needs more people coming in and out, spending at local retail and hospitality venues. There are great transport links nearby.

Yours sincerely,

David Jones

Coleridge St, Leichhardt NSW 2040, Australia

From: Jotform
Sent on: Saturday, February 1, 2025 11:48:18 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [redacted]

Address [redacted] Buckland St, Chippendale, New South Wales, 2008, Australia

Email [redacted]

[redacted] of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

This development is not in keeping with the standards upheld in the surrounding area and buildings and will negatively impact what is otherwise a flourishing region of the city.

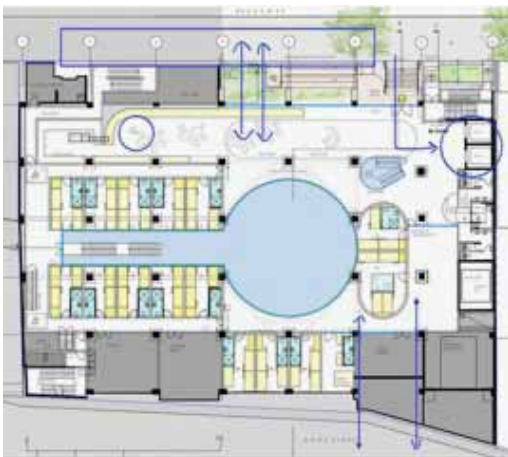
You can [edit this submission](#) and [view all your submissions](#) easily.

From: Warwick Doddrell
Sent on: Saturday, February 1, 2025 2:19:39 PM
To: dasubmissions
Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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.

Generally, I am in support of this application, there is lots to like. However have some concerns over the scale and capacity of the site and its lack of integration at the ground level and public access.

1. For a 1000+ bed capacity site, there seems poor provision of kitchen facilities. Compared to similar boarding services, such as the Sydney University Regiment Building.
2. **Lack of public access to ground floor and poor activation of street frontage.** The accessible rooftop is excellent, but could there be more integration with broadway for public access? The space is a large private building, with an internal cafe that is currently located away from the main entrance, which will restrict public access to the space, and activation of the site. If the cafe or access was improved along broadway, the public domain may be activated with tables, chairs, and space for visitors and the general public to benefit from the improved space.
3. **Poor public access to rooftop space and poor accessible access.** The rendering fails to make it clear that there is a public access space on the rooftop, adequate signage will need to ensure this is a visible publicly accessible space. Will public be able to use the two lifts to access the upper floors, or will the entrance feel like an inaccessible private space?
4. **No Knox St connectivity.** There seems to be no connectivity or access to Knox Street? This could be beneficial to support the overall permeability of the neighbourhood, and improve eyes on the street and security concerns.
5. Connectivity with Grafton Lane is excellent and to be commended.



WARWICK DODDRELL

From: Martin Ceh

Sent on: Saturday, February 1, 2025 2:20:30 PM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

We need more diverse housing for young travellers.

It's not fair when we visit new cities we are expected to pay 400 a night for a hotel room.

Baby boomers had their own hostels when they were young which were slowly shut down in gentrification.

Let our generation LIVE too!!!

Yours sincerely,

Martin Ceh

Douglas Haig St, Oatley NSW 2223, Australia

From: Jotform
Sent on: Saturday, February 1, 2025 1:13:19 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Station St, Kogarah, New South Wales, 2217, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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- Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
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Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

I work near the area affected and it would cause much disruption

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Saturday, February 1, 2025 4:40:15 PM

To: dasubmissions

Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

Hello,

I am a resident of Chippendale and am writing with an **objection** to this DA.

Having worked for the Youth Hostel associations in both Ireland and Australia (most of the latter in Sydney) for more than 15 years cumulatively, I am very well versed in what it takes to run large scale city backpacker hostels.

However I am not now, nor have been recently, affiliated with any accommodation operators.

My grounds for the objection are as follows:

- the scale of the project with the proposed number of beds, proposes to inject an additional 1000 people into a small suburb (I believe this represents at least 10% increase) without any additional infrastructure
- The proposed bicycle spots are below the required ratio in Sydney Development Control Plan 2012 - this will lead to a potentially significant number of bikes left outside of the footprint of the building.
Additionally the nature of backpacking is such that doing temporary or flexible jobs such as food delivery driving is very common; this would require additional parking given the size of ebikes used for this, and gives rise to safety concerns around ebike batteries. I note the explosion of a large battery in a backpacker hostel in Kings Cross in recent years which was charged in a bedroom; take this risk and multiply it by 5 - 10 given the scale of this hostel.
- the location is such that it is far enough from rail or tram links - and therefore the airport - that it's often not walkable from the nearest stop (with luggage) and will therefore lead to a large increase in dropoffs and pickups of rideshare or taxis increasing car traffic in the surrounding streets significantly.
- an additional, very large scale hospitality operation will lead to a large number of additional commercial vehicles accessing Knox St, for things like food & beverage, linen, waste, repairs etc.
- there are no minimum staffing levels specified in the management plan. Having been intimately involved in the operation of large scale hostels such as the Sydney Central YHA on Rawson Place I believe a hostel of this size would for instance require a minimum of 3 staff on at night to allow for incidents, some of which would require staff to accompany each other to the accommodation floors without leaving the front desk unattended.
- a hostel of this scale needs to operate on at least 70% average occupancy year round to remain commercially viable. In the low season there are simply not enough backpackers around, given the numbers of backpacker beds available in Sydney (and more coming online in the next 5 years) to supply 700 guests each night to this location, and this will lead to pressure to accommodate non travellers, often violating limitations on short term stays.
Couple this with a housing crisis, the generally low price of backpacker beds, and this will become a magnet for the unhoused. Backpacker hostels, and their staff however, are not suitable, setup and trained to deal with the unique challenges that come with the issues facing many unhoused people. This will lead to a concentration of (sometimes violent) incidents, requiring police attendance, emergency services etc, posing an additional burden on the surrounding residents, at a greater level than the average alcohol serving bar / club.
The short term maximum length of stay of 28 days which is supposed to apply to backpacker hostels is **never** enforced in my long experience - never mind that the city probably doesn't even have the powers to investigate or obtain proof of violations in the first place.
- to the previous 2 points - backpacker hostels present a unique security challenge. The combination of often young and untrained staff, liberal alcohol and drug use, the residential nature (as opposed to a bar or a club where eventually patrons have to "go home"), the low pricing attracting less fortunate people unable to obtain accommodation elsewhere, but who have above average mental health issues, and the nature of shared accommodation where up to 8 strangers share the intimacy of their bedroom, provides a potent and sometimes explosive mix. This is to some extent unavoidable but must be managed with generous staffing, preferably 24/7 trained security staff, and I do believe the sheer scale of this proposal will provide a concentration of disadvantage that will lead to above average security incidents for the sector.
- Dorm space of 3.24 sqm does not comply with the minimum requirements in Sydney Development Control Plan 2012
- As the plans stand currently the common space minimum sqm is I think satisfied, **however** I can see no provision for self catering kitchens or laundry facilities to the minimums required for backpacker hostels. I note the response from applicant relating to Sydney Development Control Plan 2012 mentions "able to comply" for both of these.
Should the plans be amended to include these facilities it is hard to see that the common area min sqm requirement would still be satisfied.

When it is not, this always leads to people congregating outside. Imagine on the scale of 1000 people, young people, traveling and moving around at all hours of the night, and a significant proportion of them hanging around outside, again at all hours - this would be unacceptable to surrounding residents when it comes to things like noise, smoking etc.

- The management plan makes no mention of any proposed restrictions to the operating hours of the rooftop bar.

To conclude my main objection is the scale; I do not believe this many additional residents can be safely and enjoyably housed in the envelope of this building, Chippendale as a suburb is not prepared for a sudden increase of 10% of its population; the proposed number of guests would have to drop by hundreds to pass the reasonableness test in my opinion.

I am happy to be contacted for any further clarification or comments needed.

kind regards,

[Redacted signature]

Sent with [Proton Mail](#) secure email.

From: Jotform
Sent on: Saturday, February 1, 2025 8:22:09 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Queen St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
- Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
- Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Quality of accommodation for young people needs to be maintained

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Saturday, February 1, 2025 7:22:19 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

Chippendale is already extremely dense and struggles with existing infrastructure. Zero parking as it is!

Yours sincerely,

[REDACTED]

Myrtle St, Chippendale NSW 2008, Australia

From: Jotform
Sent on: Monday, February 3, 2025 7:59:18 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name

[REDACTED]

Address

Darlington, Darlington, New South Wales, 2008, Australia

Email

[REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]
Sent on: Saturday, February 1, 2025 7:22:46 PM

To: council; dasubmissions
CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because: This is heart breaking to see the culture of Chippendale be impacted by this development. Chippendale is made of a community. Not by tourists. We're surrounded by uni students, art galleries and more and it's what makes Chippendale a beautiful place to live. I saw what happened to Bondi after it got more and more back packing locations to it. It wasn't the same as the one I grew up in.

Yours sincerely,

[REDACTED]
Myrtle St, Chippendale NSW 2008, Australia

From: Jotform
Sent on: Monday, February 3, 2025 10:59:13 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED] s

Address [REDACTED] Elizabeth St, Sydney, New South Wales, 2000, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

I just think the amount of beds, and the culture that often goes with backpackers, is a high volume for the area.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Sunday, February 2, 2025 7:17:20 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

I highly support this development. Having spent much of my youth travelling the world while staying in backpacker accommodation, I know exactly how vital affordable accommodation is. This type of accommodation is vital to maintaining accessibility for Sydney tourism at all levels of society, not just those that can afford 5 stars.

Chippendale is the perfect location and already a transient suburb fitting between universities and entertainment districts. Close to public transport and shopping centre. Surrounded by student accommodation supporting universities. I really do not understand why the local community would/could object. Chippendale is not a sleepy little suburb, it's an inner city entertainment district.

We need to stop listening to these nay sayers. They have a right to their opinion. But they do not have a right to project their biases and privilege to negatively impact others in society.

Yours sincerely,

[REDACTED]

Reiby St, Newtown NSW 2042, Australia

From: Jotform
Sent on: Saturday, February 1, 2025 11:36:08 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name ██████████

Address ██ Moorgate St, Chippendale, New South Wales, 2008, Australia

Email ██████████████████████████████████████

- Summary of Objections
- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
 - The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

I've lived in Chippendale for 18 years and I don't want the quiet atmosphere that we have changed due to an extra 1064 people moving around the area. The streets around Chippendale are narrow and parking is already an issue during uni semester and with drop off zones on already narrow streets, the area will be congested making it hard for residents to park and navigate their local streets. Increased noise will also be an issue from increased foot traffic and a proposed 24/7 hostel with a rooftop bar where noise will carry.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Friday, January 31, 2025 8:56:20 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name ██████████

Address ████ Buckland St, Chippendale, New South Wales, 2008, Australia

Email ████████████████████

- Summary of Objections
- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
 - The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

The amount of transient people, lack of infrastructure for an already busy inner city suburb. We have high density housing with the largest university. The noise from a roof top bar, the additional rubbish and partying noise would make it untenable for residence. We already have dumping of cars, rubbish and drunk people walking around this large infection in a singular space does not respect residence and the families that live here

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Emily Andrews

Sent on: Sunday, February 2, 2025 10:10:27 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

I strongly support the creation of the backpacker hostel in the Telstra building on Broadway. This will prevent the loss of residential accommodation to Airbnb stays which exacerbates the housing crisis in Sydney. Bringing more backpackers to Sydney will create a more vibrant city and stimulate the economy. This location is near lots of public transport and bike infrastructure and is perfectly suited for this use.

Yours sincerely,

Emily Andrews

37 Surfers Parade, Freshwater NSW 2096, Australia

From: Jotform
Sent on: Saturday, February 1, 2025 11:28:11 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] George St, Marrickville, New South Wales, 2204, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

this project will hinder businesses and personal lives in chippendale, as the area is not equipped for an influx of 1000+ individuals.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]
Sent on: Sunday, February 2, 2025 10:35:57 AM

To: council; dasubmissions
CC: jstuart
Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

Are you people really that dumb to allow this in a residential zone.

Yours sincerely,

[REDACTED]
Moorgate St, Chippendale NSW 2008, Australia

From: Jotform
Sent on: Saturday, February 1, 2025 2:22:08 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name [REDACTED]

Address [REDACTED] Illawarra Rd, Marrickville, New South Wales, 2204, Australia

Email [REDACTED]

Summary of Objections

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

I work at the Uni and am very concerned that this will create an overall priced, second class housing for students. The infrastructure is already at capacity, this will make it unbearable for current students.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 1:05:16 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Shepherd St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
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Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

There is already overcrowding in the area, plus antisocial behaviour (eg public drunkenness and rowdy partying) that often accompanies the backpacker experience is not a welcome addition to the neighbourhood.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Carlo Hilton

Sent on: Sunday, February 2, 2025 3:11:46 PM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

I support this development, the current eyesore causes an already horrifically hostile environment to be much worse.

This development will continue to bring vibrancy to the area and provide an extremely needed source of accomodation for those visiting the growing Tech Central precinct. Which should be catering to accomodation close to the health and education precinct that is at a more affordable price point.

Yours sincerely,

Carlo Hilton

Sydney

From: Jotform
Sent on: Saturday, February 1, 2025 3:05:07 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [Redacted]

Address [Redacted] Wareemba St, Wareemba, New South Wales, 2046, Australia

Email [Redacted]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

This will cause all types of traffic issues in an already congested area, not to mention noise and rubbish pollution.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 9:41:10 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name ██████████

Address ████ Kensington Rd, Summer Hill, New South Wales, 2130, Australia

Email ██

- Summary of Objections
- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
 - The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]
Sent on: Sunday, February 2, 2025 4:24:10 PM

To: council; dasubmissions
CC: jstuart
Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:
Community consultation.

The project, as proposed and when it has been proposed, has neglected to engage with the overall community to ensure it aligns with existing and future needs. The Engineers of Australia Code of Ethics notes four specific standards. Standard, 4: Sustainability, is of most relevance and where the current application violates all aspects.

4.1 Engage responsibly with the community and other stakeholders.

There has been no engagement prior to submission of this proposal, nor any reflection in the application that an attempt has been made to do so.

4.2 Practise engineering to foster the health, safety and wellbeing of the community and the environment.

There is inadequate mention of the impacts on the local community, nor consideration for the traffic, noise, safety, and environmental impact of a facility of this size and nature.

4.3 Balance the needs of the present with the needs of future generations.

This application aims to create one of the largest backpackers' hostels, in the world, and place it in the confines of one of Australia's most densely populated neighbourhoods.

The city of Sydney promotes Chippendale as:

"a top arts precinct, home to cutting-edge galleries and performance spaces. One of the main attractions is the White Rabbit Gallery, where you can admire contemporary Chinese art, followed by a visit to the lovely teahouse. The Japan Foundation Gallery is on level 4 of Central Park, and showcases traditional and contemporary Japanese works."

"Once a grungy industrial neighbourhood, Chippendale has reinvented itself into a creative and culinary hub. In this funky inner Sydney suburb, discover a towering vertical garden, an astounding collection of contemporary Chinese art and a delicious eat street."

Creation of a facility of this type and size are inconsistent with the culture that the City of Sydney notes and promotes about what currently makes Chippendale special.

Environmental Standards.

The building proposal notes that it is considering its environmental impact and, because it is not a hotel, that the amount of waste generated would be less per person than if the guests were to alternatively stay at a hotel.

This is a shortsighted approach to addressing the significant environmental impact of a facility this large, and the appropriate responsibility to proactively address this impact in a way that aligns with the historical concerns of the greater Chippendale community. Numerous hostels and backpackers have become signatories and adherents to the United Nation's Global Tourism Plastics Initiative. A variety of hostels around NSW have incorporated these recommendations, which are aimed at uniting the tourism sector behind a common vision to address the root causes of plastic pollution. It enables businesses, governments and other tourism stakeholders to lead by example in the shift towards a circular economy of plastics. The current proposed plans make no further accommodation or adjustments to minimise their environmental impact. There is no provision for renewable energies or carbon offsets. There is no consideration or indication of using the sizeable rooftop space for solar energy. There is no consideration for greywater utilisation.

Permission for a project of this size and scope to continue should be an opportunity to demonstrate the environmental opportunities and sustainability options which the city should be championing, and the neighbourhood has historically strove to incorporate.

In the proposal's Plan of Management, the majority of what is being proposed for one of the world's largest backpacker facilities is to "provide recycling receptacles for at least paper, cardboard, glass, PET plastics, aluminium cans, organics, batteries and encouraging guests to recycle whenever possible." This is limited, non-specific, non-objective, and grossly inadequate to address the environmental impacts of a facility this large.

Traffic.

In their document, Plan of Management, they note that transport to and from the facility is supported by hubs of public transport in and around the building. There is no acknowledgement or accommodation for anyone arriving or alighting via independent vehicles (taxi, uber, or personal). This then places an intense utilisation on the limited street traffic within Chippendale, forcing individual vehicles to not only access the building from the rear, but then necessitating they walk to and from the rear of the building to the front. This is a significant amount of foot traffic for the sizeable proportion of visitors 640 will not arrive by bus or rail. There is no space on the

paramatta/broadway road aspect of the building, nor on the city road side, within a reasonable distance for vehicles to stop. This would interfere with bus lanes that exist on both sides of the proposed development.

In the applicants' submitted Traffic Assessment, they appropriately note that "although the site is located outside of the Central Sydney Taxi Zone there are opportunities for passengers to be dropped off / picked up in designated 'No Parking' zones on surrounding streets, including Knox Street, Shepherd Street and Grafton Street. Given 'No Stopping' restrictions are in place along City Road and Broadway these roads are unlikely to be utilised for the purposes of passenger drop off and pick up."

These "opportunities," for a facility that holds over 1000 guests, plus staff, should not be considered inconsequential and existing streets do not provide an appropriate capability to sustain a facility of this size and density.

The most appropriate remedy would be to provide an off-street portico that is accessed from Knox Street, allowing vehicles to pick up, drop off, or allow for emergency services to present without blocking the limited street access or the high-traffic areas of Broadway or City road.

The applicant's Transport Assessment appropriately notes that, due to City Road and Broadway being a State Classified road, the development will not provide any vehicular access directly from City Road or Broadway. "The very small number of service vehicles that may be generated by the site would travel along Knox Street."

The size of the facility, the significant underestimate of the vehicular traffic for guests arriving and departing the facility, in addition to emergency services and delivery vehicles for goods or food, all indicate this facility has not appropriately considered its impact on the community nor the viability of its maintenance requirements.

This proposal should be rejected on this basis alone.

FSR.

The current application notes that their FSR will exceed current guidelines by 27.35%

Their request for a variation is based entirely on the consideration that a number of areas in the existing building footprint are excluded on the lower ground, ground and level 1, including:

- o Lower-ground: substation, mechanical plant room, fan cooling room and diesel generation room;
- o Ground floor: Car park and associated vehicular access; and
- o Level 1: loading dock, LPS Room, plant and services rooms.

These components would not normally be considered a part of the calculation that could be used in the FSR calculations, yet they are requesting they now be considered as part of it. They are not requesting a variation to the FSR but how it is calculated.

The applicants rightfully note that

"any redevelopment for a more traditional mixed-use development will cause a further FSR breach similar to the subject application unless the existing car park is retained, which is a poor planning and environmental outcome for the site."

As noted in other areas, there is insufficient access and insufficient parking provided for the expected staff and traffic that would attend a facility of this size.

The appropriate response would be to require the applicants to amend their planning to reduce the FSR to fall within the current requirements of 3:1.

Parking.

There are two issues with parking. One is that, for a facility with a pool, a bar, a café, and the capacity to house over 1000 guests, there is no parking supplied, anywhere for the staff of this proposal.

Expecting that the sizeable staff required to maintain this backpackers hostel will only arrive via public transport is unreasonable and inappropriate, both for the welfare of the local residents whom already contend with annual congestion for returning university students, but the additional needs of this business.

Appropriate levels of on-site parking for staff numbers expected to be working at any point in time, at the very least, should be provided. The other issue is that of those staying at the backpackers. The plans propose that, because there is no parking provided, all guests will be utilising public transport, taxi services, or other forms of transport that do not involve their own vehicle.

This completely disregards the common occurrence of backpackers who buy a vehicle to travel Australia and will arrive with this. It also negates the common situation of backpackers leaving vehicles in the neighbourhood, either as they try to sell them, or when they abandon them instead of dispose or sell them. This abandonment of vehicles is a common occurrence and a continual problem at other large hotspots in Australia for backpacker tourism.

The Sydney Development Control Plan (DCP) notes that "where the development comprises a land use not specified in the Sydney LEP 2012, the proposed rate of car parking provision is to be justified via a Parking and Access Report"

The applicants state that No Parking is required on-site as the entirety of their visitors and staff should not be expected to utilise any personal vehicles.

Their statement that "reliance on private vehicle (sic) is low given the highly accessible nature of the site and high cost of car parking in the area," has no basis in fact or accuracy. There is presently No Cost to park in the Chippendale area. The issue with parking in Chippendale is one of availability and tightly regulated time restrictions. These restrictions are there to protect the vulnerable and densely located local, long-term, population who are able to access the city's residential parking permit scheme.

Emergency services.

In Figure 7 of the Transport assessment, the maintain that there is a low level of pedestrian activity along Knox Street, and its existing nature as a 'service lane' as well as the relatively low number of service vehicle movements associated with the proposed use of the site makes this existing vehicle access arrangement suitable for ongoing use.

This means rear access by vehicle to the entire facility is via a sub level (Basement 1). Vehicle access would then be via Knox and require walking to the front of the building.

No alternative street access would involve blocking bus lanes on City road or Broadway should a vehicle or emergency services choose to stop more directly in front of the facility (currently placed on Broadway or via Grafton Lane on City Road). This means any emergency services (ambulance, fire, or police) would be required to attend via Knox street and then walk to the front of the building. Alternatively, stopping at the front entrance would require blocking bus lanes and already congested public lanes.

In the proposal's Plan of Management, section 5.4, the applicants appropriately acknowledge that "Travellers often experience Mental Health issues and require support when away from their home environment." Their proposed solution is to train staff to manage this but their proposal completely ignores the likely need and frequency for ambulance or police attendance. There is no accommodation for the volume of emergency services and vehicles that would likely need to attend a facility of this type and size, nor is there accommodation for them to park while in attendance. The only viable solution would be an overall rejection of the application until a viable alternative is presented, which would involve off-street driveway/portico integration that would appropriately address this.

I strongly recommend that emergency services are consulted for input on the best ways to address creating function space for their attendance.


Population Density.

Chippendale is one of Australia's smallest suburbs and one of the country's most densely populated suburbs. With an estimated population of 9500 and a population density of roughly 20,500 per km², constructing a facility that is slated to house over 1000 temporary residents is inappropriate and detrimental to the fabric of the community.

The project prioritises transient visitors over the long-term well-being of Chippendale residents, providing no tangible benefits to the community.

No initiatives are included to support or enhance the local area's liveability, heritage, or sustainability. Instead, the development brings risks of increased crime, such as drug dealing and erosion of neighbourhood cohesion. Creating a facility of this size, where it is currently proposed, shifts the burden of its excessive population density to the existing community, creating an untenable living environment. Over 1,000 short-term visitors will increase the population of Chippendale by 12%. Noise pollution from nightly rooftop bar activities, frequent garbage truck operations, and increased bike and delivery traffic will disrupt the area's peace.

Yours sincerely,

ne
Myrtle street, Chippendale

From: Jotform
Sent on: Saturday, February 1, 2025 9:43:02 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name [REDACTED]

Address [REDACTED] Wigram Rd, Glebe, New South Wales, 2037, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 11:29:05 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Knox St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Notwithstanding the environmental and planning issues - 1064 'hostel' situated next to the City and Sydney University will inevitably change the community of Chippendale.

Currently on Knox St (including our Body Corporate), many of the investor landlords utilise the 1 or 2 bedroom apartments to house 4-6 occupants per room. These 'Illegal Boarding Houses' mainly exploit students or overseas workers who have difficulty obtaining a lease. This is an open secret within the neighbourhood and body corporates.

As an Owner-Occupier on Knox St, in the past 6 months alone we have had 2 incidents involving police and an occupant of these Illegal Boarding Houses (one assault on a resident; another break and enter incident which was traced by CCTV to one of these Illegal Boarding Houses). These are incidents with Police Events numbers. There are also numerous incidents where police were not notified or involved.

These exploitative practices greatly harm the community and currently, there are already a few dozen of these Illegal Boarding Houses on Knox St.

Given the above, an additional 1064 bed hostel would ensure the urban decay of Knox St and the surrounding areas. It would exacerbate the current issues outlined above and make the area unliveable for long term residents.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jack Caperon

Sent on: Sunday, February 2, 2025 7:09:31 PM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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 concerns,

Living next to a Chippendale boarding house last year highlighted the unsuitability of existing housing stock for this type of accommodation. Recurring cockroach infestations, overflowing bins, and general rubbish problems demonstrated a lack of proper management. A well-managed, purpose-built backpacker hostel, with dedicated staff for cleanliness, pest control, and waste disposal, is essential. This is especially true given the proposed location's proximity to Central Station. Without such facilities, backpackers will further strain the residential market, exacerbating pressure on rentals and potentially leading to less regulated and suitable living arrangements in existing share houses. A dedicated hostel helps manage short-term visitors and alleviates this pressure.

Yours sincerely,
Jack Caperon

From: Jotform
Sent on: Saturday, February 1, 2025 11:47:21 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [Redacted]

Address [Redacted] Buckland St, Chippendale, New South Wales, 2008, Australia

Email [Redacted]

- Summary of Objections
- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
 - The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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 - Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

This development is not in keeping with the standards upheld in the surrounding area and buildings and will negatively impact what is otherwise a flourishing region of the city.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Sunday, February 2, 2025 3:29:07 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Rose St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

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My personal reasons for objecting:

I moved into the unit i bought in Chippendale only 1 month ago. This massive hostel is the last thing i want in the neighbourhood...it will noisy, disproportionate and unsustainable.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 12:55:18 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [Redacted]

Address [Redacted] Buckland St, Chippendale, New South Wales, 2008, Australia

Email [Redacted]

- Summary of Objections
- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
 - The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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My personal reasons for objecting:

Too big.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 10:30:22 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name [REDACTED]
Address Buckland St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

The impact of this extremely over scaled development will overwhelm the neighbourhood with rubbish and noise. Over 1000 beds is outrageous. It is not even providing housing; instead imposing a huge transient population contributing nothing to the local neighbourhood, there are only negative impacts. The proper planning as required by a DA for such a development has not even been attempted. This demonstrates complete contempt for the community.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 4:46:16 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Rose St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting: ruin the vibe of the area

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Brett Stallman

Sent on: Monday, February 3, 2025 7:41:05 AM

To: dasubmissions

Subject: I support D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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 hope this message finds you well. I am writing to express my strong support for the proposed development of a hostel in our community. This project is not only timely but also essential in addressing the ongoing housing crisis that we face.

As you are aware, the demand for housing and accommodation isn't letting up anytime soon. Without this hostel, people will be forced to seek accommodation in share houses and short-term rentals like Airbnbs. This trend has already driven up rents, making it increasingly difficult for long-term residents like myself to find stable and affordable housing.

The development of this hostel would provide much-needed relief by offering affordable accommodation options, thereby alleviating pressure on the rental market.

Moreover, the proposed hostel is strategically located near the best public transport in the city. This will not only reduce traffic congestion but also promote a more sustainable lifestyle.

In conclusion, the development of this hostel is a crucial step towards addressing the housing crisis and improving the overall well-being of our community. I urge you to support this project and help make our community a more inclusive and affordable place to live.

Thank you for your time and consideration.

Yours sincerely,

Brett Stallman

79-81 Berry St, North Sydney NSW 2060, Australia

From: Jotform
Sent on: Sunday, February 2, 2025 5:35:10 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Myrtle St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
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- Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

All of the above

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 12:29:15 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Buckland St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

We desperately need permanent housing on this and any other site that becomes available in City of Sydney. Chippendale already has a high proportion of short term residents which unfortunately comes with their regular dumping of unwanted household items as they leave. Knox Street is already often littered with dumped rubbish and the hostel operators appear to be immune from doing anything to minimise waste and rubbish. Knox Street is not up to the task of carrying extra traffic during construction or once the hostel opens. It is used by drivers as a peak hour rat run to avoid traffic lights at Broadway and City Road, making it dangerous if pedestrian traffic is to increase. There is no amenity or benefit whatsoever for residents in this development. The developer appears to be immune from ameliorating any negative impact on the local community and environment caused by this development. There is already a youth hostel under construction at Tech Central catering for 500 people (a much more suitable location for such a large facility).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 10:43:18 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name ██████████

Address ████ Shepherd St, Chippendale, New South Wales, 2008, Australia

Email ██

- Summary of Objections
- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
 - The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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 - Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Chippendale is a vibrant community with a mix of residents, workers, students and backpackers. A large scale backpacker hostel development such as the one proposed would threaten to erode its unique social fabric destroying the very character that makes it appealing. As big institutions and business expand, residents and ratepayers are being sidelined, leading to a gradual hollowing out of this leafy suburb. This shift prioritises commercial gain over community identity, pushing out long-term locals. Without intervention, Chippendale risks losing its charm, becoming an impersonal, transient population with no stake in Chippendale's historic character. Knox Street deserves better, than being a service lane for garbage and deliveries and vehicles rat running the Broadway/City Rd intersection. It should be reinstated as Chippendale's gateway to Victoria Park as it offers the only peaceful approach to the pedestrian crossing to the main Victoria Park entrance.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jared Field
Sent on: Monday, February 3, 2025 10:04:03 AM
To: dasubmissions
Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

To whom it may concern,

I am the owner of unit 10 at 1 shepherd St (directly next door) and am very concerned about the sheer increase of people to an otherwise quiet area if this project is to go ahead.

I am particularly concerned about noise management, foot and car traffic, and the loitering of drunk people on Knox St, as is already becoming a problem due to the backpackers up the road.

I strongly oppose this development.

Best,
Dr Jared M. Field

From: [REDACTED]
Sent on: Monday, February 3, 2025 10:52:30 AM

To: council; DASubmissions
Subject: OBJECTION RE: Development Application D/2024/1165 : Address 184-200 Broadway CHIPPENDALE NSW 2008

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.

OBJECTION RE: Development Application D/2024/1165 : Address 184-200 Broadway CHIPPENDALE NSW 2008

Please keep my name and details confidential. I do not consent to my details being made public or to the applicant or on the City of Sydney website.

I am an owner occupier of properties in Shepherd St Chippendale and have lived here for 22 years. This area of Chippendale is very quiet with no through traffic, and characterised by trees, birds singing, heritage terraces and a few low impact, quiet businesses. The prospect of having more than 1100 backpackers and staff placed within 100mt of our home is devastating. It will destroy our community and peace and quiet.

This DA appears to fail to meet the requirements for FSR, minimum space per occupant, and minimum common area space. It contains misrepresentations, and inaccurate information.

FSR: the DA is vastly over the allowable floor space of 3.1 (Existing FSR: 3.260718. Proposed FSR: 3.820426)

Minimum space per occupant should be 3.25sqm but is stated to be 3.24sqm in the Statement of Environmental Effects.

Common areas must be 0.75sqm per occupant at the maximum number of occupants possible: $0.75 \times 1058 = 793.5\text{sqm}$.

Since corridors and hallways/stairs and access pathways etc are not to be use in the calculations for common areas, where are the common areas? The circular common area allocated on the lower ground floor is marked at 155sqm on 3.3.1 Statement of Environmental Effects with void areas on all levels above this. Even if the ground floor level was not void it would still fail. This does not appear to meet the minimum requirements.

The rooftop is wholly inappropriate. Especially as they think it is Ok to have the public access this as well. There are residents directly attached to this building and directly across from Knox Street. Also, the noise generated by alcohol consuming backpackers/hotel patrons will carry across our suburb. Especially in the evening. We are already suffering from noise creep from UTS, Notra Dame and other businesses aircon units etc. The Noise/Acoustic report used irrelevant places for their noise measurements, with no actual addressing of the impact for the existing residents living the units and terrace homes. They chose the pub, and two other commercial places on the main road, not the actual residential homes on Knox and Shepherd Streets.

TRAFFIC: JMT Report – Transport Assessment Page 4: stating that Knox street is a service lane. It is not a service lane, and has residential units and heritage terrace located directly opposite the Telstra building. And residents directly next to this building on Shepherd St.

On page 10: PASSENGER DROP OFF AND PICK UP

“there are opportunities for passengers to be dropped off / picked up in designated ‘No Parking’ zones on surrounding streets, including Knox Street, Shepherd Street and Grafton Street. Given ‘No Stopping’

restrictions are in place along City Road and Broadway these roads are unlikely to be utilised for the purposes of passenger drop off and pick up”

I am speechless! How ignorant to suggest that a few hundred extra cars dropping off backpackers in our quiet no through streets won't impact us and won't matter. This will spread the disturbance further along Shepherd St with doors/car boots slamming and the associated voices/noise, luggage wheels of the uneven pavement etc. at all hours of the day and night.

You and I both know that most people checking in to this backpackers will still arrive and depart via Uber, And the applicants even state this. Also as our area is residential, all parking is usually full, and Uber/taxi stopping in the intersections or double parking will create further problems. The traffic in our streets will at minimum double/treble, with possible 4- 5 times increases likely.

WASTE MANAGEMENT: Auswide Waste Management Report:

The report states that the only noise generated will be from the garbage collections.

21 x 240L garbage MGBs – collected and emptied three times a week;

22 x 240L recycling MGBs – collected and emptied three times a week;

13 x 240L food waste MGBs – collected and emptied three times a week.

Again I am speechless. This is hardly insignificant. Especially that there are residents directly across from this garbage point (6 metres away approximately) and directly next to it on the Shepherd St side, which has been thoroughly ignored throughout the DA. The time necessary to empty 56 large bins, 3 times per week will result in unacceptable disturbance to all surrounding residents, as well as surrounding access streets that the garbage trucks will drive along. And this is added to our normal residential collections each week. We will have hours each day of garbage truck noise outside of our homes. Or worse with private companies collecting afterhours.

Please reject this DA. It is not a suitable repurpose of the building, adds nothing to our suburb and would forever change our lovely quiet homes and streets.

Kind regards

A black rectangular redaction box covering the signature of the sender.

From: Jotform
Sent on: Monday, February 3, 2025 10:14:16 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Knox St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Initial impressions:

You've Got To Be Kidding me!

Rejected! You can all do so much better, go back to the drawing board (if there ever was one) and start again, putting yourselves slightly further down the list of those to be satisfied. My initial reaction to the information presented in the DA was shock, then I thought it was some sort of cruel joke.

The very last thing the area (let alone Sydney) needs is a super-hostel - possibly the largest example on the planet. Community consultation much?

Then coming to realise the pre-Christmas lodgement date is a tactic. One of many in a strategy designed to circumvent community involvement and minimise community interaction. Research has since provided necessary detail not provided by council or included in the DA. This includes the price paid for both the hotel and the shell by the same purchaser.

Why would the new owners of The Landsdown pay such a huge amount of money for a building shell without some sort of assurance or that their intended plans (read cash grab) for it would be approved?

Oh and BTW; though tables, chairs, menus and water jugs regularly appear on the Knox Street footpath, I've not seen anyone eating food there. It's used primarily by residents of the hostel above as a place to make private phone calls.

BTW 2; should this thing go ahead which sadly I foresee, please make the huge bike storage area something useful. With the stated average stay of 'guests' 2-3 nights, I very much doubt any will be purchasing bikes that will need storing. Instead make it a hub for all the various e-bikes which currently litter most footpaths in Chippendale, advertise it as such and all will know where they can collect the variant of their choice. Staff it with people from the companies operating said bikes. A different company each day on rotation and they can charge, clean and maintain their assets undercover and out of the way of anyone actually living in the suburb.

BTW 3; also if this preposterous idea is green lit, please spare us, the residents of Knox Street from the hundreds of new drop offs by including a 4-car long drop off bay outside the front door on Broadway. This space means 'guests' arrive from Mascot via Abercrombie/Broadway and depart via Broadway and City Road, thereby significantly reducing the effect on Shepherd and Knox Streets.

Proportional

1000 occupants - Really?! You think that's a good idea? I understand any redevelopment of the exchange site will be complicated based on its location but more so its solid construction. Essentially a purpose built Brutalist bunker, it seems obvious given the existing solid curtain walls and high ceilings that an art gallery would fit perfectly. Still add the planned atrium. - light's gotta come from somewhere. There are already quite a number of quality galleries and museums within walking distance of the site. The Chau Chak Wing

Museum stands purpose built and resembles the exchange building without being touched by an architects hand. This concept minimizes the possible outgoing waste, excessive water usage and increases in traffic.

That was one idea, another is for low-cost/affordable or emergency/temporary housing. Redevelopment into apartments is unlikely given (again) the unfortunate location. But into the sort of accommodation desperately needed by the city, and the state, would be much more positively received by the community. And a much more proportionate development to the rest of the suburb. Even modifying the proposed floor plans to studios and 1 and 1+ bedroom units presents 164 separate dwellings housing 328+.

Sounds like a much more reasonable number for the building and neighborhood to cope with. Especially given that the lots without the giant building would house possibly 40 or so.

Sustainable

I thought you guys were all about Sustainable Chippendale? Seems not...

So it seems to me very little if anything about the proposal is sustainable. From the overall lack of access on any of the available frontages, to the huge amount of waste such a hotel would create, to the new need for excessive amounts of water. Water coming from 55kms away.

The bit in the DA that mentions rainwater reuse is particularly vague, but I hope provision has been made for the retention and reuse of as much of the rainwater that hits that roof as possible.

Add in the noise and traffic from dozens of new deliveries, dozens of new waste truck stops, all funneled through Shepherd Street, the heart of Chippendale, affecting not just those living adjacent but the the whole suburb. When we moved to Knox St 13 odd years ago we knew what the Landsdown Hotel was and that there would be associated noise (roller doors, beer kegs, loud music etc), but this proposal is in a completely different league. This development will directly affect the value of my apartment.

Currently our apartment is not overlooked by anyone - a major influence in buying this unit. The northern facade of the apartment is 17m long and composed of glass sliding doors. All glass, all the time. Should this travesty go ahead I will be overlooked (read looked into) by a total of 10 new windows opposite, totaling 60 pairs of eyes . I didn't sign up for that. If I chose to stand on or use the balconies running the same length of the apartment I'm seen by at least 18 new windows with possible 100+ pairs of eyes, along with those enjoying the rooftop pool deck!

I mean Sydney City can't even keep new street trees alive, why would I expect it to offer a sustainable major redevelopment.

About 6 months ago most surprisingly 2 new 6-8' trees arrived on the northern footpath of Knox Street. 3 stakes, some webbing and some of that sandstone gravel. That should do just fine, we need not offer these vulnerable willowy saplings any more care or attention than the stakes provide. Water? Comes from above! 1 example may have managed to succeed in such an inhospitable environ, the other having languished and suffered cruel interactions with citizens was finally put out of its misery and removed over Christmas. I doubt the gravel will see another.

For Chippendale

Endlessly transiting transients makes Chippo an overgrown bus depot!

You didn't even try to dress it up as student accommodation ala the recent development on City Road next to the vice-chancellery. No, as you don't care, you know what you want will be stamped with the rubber.

I understand Chippendale is in some top 10 lists of cool or trending world suburbs, based on the quiet village-like atmosphere, number of cultural venues, and quality and variety of burgeoning private enterprises. All that mixed with actual residences and residents. This is the largest redevelopment of the suburb since Central Park - how on earth does having hundreds and hundreds of clueless tourists idly roaming the area add to, or improve, or give anything to Chippendale?

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 11:24:11 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name ██████████

Address ███ Moorgate St, Chippendale, New South Wales, 2008, Australia

Email ████████████████████

- Summary of Objections
- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
 - The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

I consider myself a YIMBY, and I live in the big city for a reason. I like amenities. I like mixed use zoning. I love the idea of turning the Telstra building into something useful for the community. But this project offers *nothing* to improve life in Chippendale. We already struggle with the high number of AirBnBs crowding out residents. We need more permanent housing for people who live and work in the city, not giant overcrowded student/backpacker slums that benefit no one but the landlords. I'm also concerned about the environmental impacts. I use SnapSendSolve regularly to report illegal rubbish dumping, and this problem is only going to get worse with an additional 1000+ visitors who don't care about their impact to the neighbourhood. The scale is out of proportion with the rest of the area, and it will result in hundreds of additional cars trying to get in/out of narrow streets for Uber drop-offs and pick-ups. None of this seems sensible, or like something that will make our city more liveable or sustainable.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 11:08:07 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name [REDACTED]
Address [REDACTED] Douglas St, Stanmore, New South Wales, 2048, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

There is no need for such a building in this area - public transport will not be able to handle such an influx in people, traffic will be worse and impact will be majorly negative on surrounding area

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Surya Setiyaputra
Sent on: Monday, February 3, 2025 11:46:28 AM
To: dasubmissions
Subject: RE: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

Dear Mr. Stuart,

I am writing to express my emphatic support for Development Application D/2024/1165 regarding the proposed backpacker hostel at 184-200 Broadway, Chippendale. As a concerned community member, I must stress that opposing this development would be detrimental to our area's future vitality.

Urgent Need for Revitalization:

We need only look at the cautionary tale of Glebe Point Road to understand the risks of excessive gentrification, land banking and resistance to diversity in development. Once a vibrant thoroughfare, Glebe Point Road now struggles with:

- Numerous vacant shopfronts
- Declining foot traffic
- Unsustainable retail turnover
- Loss of cultural diversity and vibrancy
- Reduced accessibility for diverse socioeconomic groups

The Reality of Our Situation: The current building stands vacant and unusable, contributing nothing to our community's vitality. Those opposing this development must recognise that:

- Empty buildings create dead zones in our neighbourhood
- Resistance to change often leads to stagnation
- Over-gentrification has already damaged nearby areas
- We cannot afford to reject opportunities for revitalisation
- The "not in my backyard" mentality has consistently proven destructive to urban communities

Economic Revitalization: This development represents a crucial opportunity to:

- Inject new life into our struggling commercial district
- Create sustainable foot traffic for local businesses
- Attract diverse spending patterns beyond expensive retail
- Generate employment opportunities
- Support existing businesses fighting for survival

Cultural Vibrancy: International backpackers will:

- Bring authentic cultural diversity rather than superficial gentrification
- Support affordable dining and retail options
- Create demand for genuine community spaces

- Contribute to a more inclusive neighbourhood atmosphere

Urban Activation: The project will:

- Transform an unused space in the South of Central station into a community asset
- Increase street-level activity and safety, and not just where all the car traffics from Parramatta Road and City Road merge
- Create natural surveillance through increased foot traffic
- Support public transport viability, in the case of the South expansion of Sydney Light Rail.

Response to Common Opposition: To those concerned about change with their fear-mongering campaigns, consider:

- The struggle of remaining businesses
- The fate of similar areas that rejected development
- The cost of maintaining the status quo
- The reality that vibrant communities require evolution to not turn into an old and expensive inner city graveyard

Strategic Benefits: This location is ideal because:

- It's well-served by public transport
- Close to educational institutions
- Already zoned for commercial use
- Currently unused, and the foot traffic in the area is non-existent as it had been in the last 20+ years.

Recommendations:

To maximise positive impact:

1. Fast-track approval to prevent further area decline
2. Create incentives for local business collaboration
3. Develop community integration programs
4. Establish regular community feedback channels

We cannot afford to let unfounded fears and resistance to change prevent this development. The consequences of rejection would echo the decline we've witnessed in Glebe Point Road and other areas where *NIMBYism* has prevailed over progress. This building must be allowed to evolve from its current state of disuse into a contributor to our community's future.

I strongly urge the approval of this development application and commend the initiative to bring new life to our neighbourhood.

Surya Setiyaputra
03/02/2025

From: Jotform
Sent on: Friday, January 31, 2025 10:44:11 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Myrtle St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Does not consider comfort of students, does not consider residents of the area.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Sunday, February 2, 2025 9:33:04 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [redacted]

Address [redacted] Cleveland St, Chippendale, New South Wales, 2008, Australia

Email [redacted]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

The area is too overcrowded already.

You can [edit this submission](#) and [view all your submissions](#) easily.

To: sFi rl;ælepFSt rpprs i p
CC: jprFæar
Subject: Ns as abedæhs pædædevelsht ei rd/0504/: : 61ærc 748055e-æsedweu

a rr bellcRdyAlekei dorecNJ Wd05: 1ycAFproelm

From: Jotform
Sent on: Sunday, February 2, 2025 9:43:17 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



**Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE
NSW 2008**

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name

Address Abercrombie St, Chippendale, New South Wales, 2008, Australia

Email

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Monday, February 3, 2025 1:03:54 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

This is going to put a massive strain on the infrastructure. Newtown, Erskineville, and Chippendale been my home for 15 years, and an influx of tourists to the area is not what it needs. We need affordable housing, we need low cost housing for the medical staff at RPA and for the casual teaching staff at the local universities rather than a hostel.

Yours sincerely,

[REDACTED]
Erskineville Rd, Newtown NSW 2042, Australia

From: Jotform
Sent on: Saturday, February 1, 2025 10:52:09 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [redacted]

Address [redacted] Myrtle Street, Myrtle, [redacted] Myrtle Street, Myrtle, CHIPPENDALE, NSW, 2008, Australia

Email [redacted]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

It will completely change the character of my neighbourhood.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Monday, February 3, 2025 1:11:32 PM

To: dasubmissions

Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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 City of Sydney -

RE: D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008

As a former resident of Chippendale, and someone who works across from the site, I feel strongly that this project should go ahead. The Telstra building is a functional eyesore currently, but the opportunity to provide essential short term accommodation for tourists and students, in an exceedingly convenient location, surrounded by the food outlets of Glebe, Newtown and Haymarket, should not be missed. As someone who lived there for years, I don't consider Broadway to be part of the Chippendale community - that's more Abercrombie street, Cleveland St, and the areas closer to Redfern station have the community feel being described. Residents of Chippendale and Darlington would be unlikely to be affected significantly by any of these changes happening to buildings on Broadway, as traffic wouldn't be a problem (backpackers don't have cars), and the new residents would rarely have a reason to enter Chippendale itself.

As someone in the university sector, this development is extremely well placed as temporary accomodation for students who have moved from other locations to Sydney to use until they are able to find affordable accomodation. Without these options they will spill over into unsuitable accomodation through lack of available homes, or need to sign unfavourable leases for the available high-priced Scape units. There is clearly a strong public benefit for these users to have access to a large interim accomodation source. Additionally, the location is a great area for tourism, and the Glebe Point Rd businesses, many of which have suffered recently, will benefit from an additional influx of patrons.

The use of complaints such as 'increased crime', 'transient' residents, 'infrastructure strain' and 'housing crisis' seems to be people with weak arguments grasping at offensive straws. There is no reason to believe that backpackers will commit crimes, tourists are always transient, and providing homes of any type rather than filling Airbnbs clearly helps alleviates the housing crisis rather than worsen it.

Finally, the idea that city fringe suburbs like Chippendale that have a long history of apartments and warehouses, should somehow become low density, is clearly unreasonable. Leaving industrial buildings to rot, despite them being within walking distance to the CBD and critical university sites, in the midst of a housing crisis, is no way to plan a city.

Please approve D/2024/1165.

Yours sincerely,

[REDACTED]
Eve St, Erskineville NSW 2043, Australia

From: Jotform
Sent on: Sunday, February 2, 2025 9:02:09 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Levey St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

As mentioned and I don't want the community's quality of life reduced.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Monday, February 3, 2025 1:31:27 PM

To: council; dasubmissions

CC: jstuart

Subject: YES YES YES to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I thoroughly, absolutely, completely support proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

- it will bring addition energy and life to the area
- it is perfectly situated near walking, cycling, and rail transport

Yours sincerely,

[REDACTED]

Gowrie St, Newtown NSW 2042, Australia

From: Emily Mayo

Sent on: Monday, February 3, 2025 1:51:01 PM

To: dasubmissions

Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

Hello Joel,

It's great to see this area of the City being revitalised.

I support the application.

Emily Mayo
77 Gowrie Street Newtown

From: Jotform
Sent on: Saturday, February 1, 2025 12:21:10 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address Chippendale, [REDACTED] Buckland Street, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

A ridiculously imposition on the suburb of Chippendale. 1000+ backpackers, in one location, coming and going 24/7 is just overdevelopment in a traditional residential locality.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Sunday, February 2, 2025 10:04:07 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name ██████████

Address ████ Abercrombie St, Chippendale, New South Wales, 2008, Australia

Email ██

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Monday, February 3, 2025 2:05:13 PM

To: council; dasubmission

CC: jstuart

Subject: YES to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I strongly support D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

- opportunity to revitalise the area
- support increased tourism and associated economic benefits
- This is a unloved and forgotten part of parramatta rd and any increased utility is of benefit to the city
- As most backpackers are well... backpacking there would be increased utilisation of public transport, so minimum impact on infrastructure, increased traffic, congestion etc
- This is parramatta rd, backpackers are the cohort least likely to care about noise.
- increased safety of the areas with more after hours activity
- aligns with the 24 hour economy strategy

Yours sincerely,

[REDACTED]

[REDACTED] Bedford St, Newtown NSW 2042, Australia

From: Jotform
Sent on: Saturday, February 1, 2025 7:29:19 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Huntingon CircuitHarrington, Harrington, New South Wales, 2427, Australia

Email [REDACTED]

- Summary of Objections
- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
 - The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Years ago we had a hostel on the corner of Broadway and Buckland Street (now part of the university) - the noise and language of hostel stayers was horrific - weekends particularly were a nightmare. This will have a negative effect on residents who are surely entitled to the quiet enjoyment of their own properties. Any development should be within current guidelines for developments and not be able to avoid sustainability and other EP rules.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Monday, February 3, 2025 2:18:52 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

It is not in the interests of the local community. It is a missed opportunity to address the existing housing affordability issue for locals. Development should focus on shoring up supply for Australians first.

Yours sincerely,

[REDACTED]

MacDonald St, Erskineville NSW 2043, Australia

From: Jotform
Sent on: Sunday, February 2, 2025 11:03:17 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Myrtle St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

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You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Monday, February 3, 2025 2:21:18 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

This redevelopment of an existing building into a 164-room, 1,064-bed backpackers' hostel represents the most significant change to Chippendale since the Central Park redevelopment.

The project proposes what appears to be the world's most populous backpacker hostel. It will add about 12% more people to the existing population of Chippendale and create significant additional energy, water, sewage, transport and other impacts.

With the current housing crisis this development should be used for a mix of private and affordable housing for the local and wider communities of Sydney

For the reasons offered below I ask the Council to refuse the application

Yours sincerely,

[REDACTED]

[REDACTED] Bray St, Erskineville NSW 2043, Australia

From: Jotform
Sent on: Sunday, February 2, 2025 5:36:12 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address Sydney, [REDACTED] Kent St , Millers Point, New South Wales, 2000, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform

Sent on: Thursday, January 30, 2025 5:10:27 PM

To: council

Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name

[REDACTED]

Address

[REDACTED] Moorgate St, Chippendale, New South Wales, 2008, Australia

Email

[REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Lack of local residents consideration and a ridiculous idea for the location

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Emily Hohnke

Sent on: Monday, February 3, 2025 2:36:50 PM

To: dasubmissions

Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

I support this proposal, in the context it seems like a fantastic revitalisation of this ugly site in a busy location close to shops, public transport, and other amenities. It's not a particularly nice location for permanent housing and it will hopefully reduce demand for AirBNBs which are eroding housing supply.

I have no conflicts of interest relevant to this development apart from being a local resident.

Regards
Emily Hohnke

From: Jotform
Sent on: Saturday, February 1, 2025 10:55:09 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name ██████████

Address ██████████ Cleveland St, Darlington, New South Wales, 2008, Australia

Email ████████████████████

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

I do not think that the village of Chippendale with such a huge influx of people

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]
Sent on: Monday, February 3, 2025 3:14:15 PM

To: council; dasubmissions
CC: jstuart
Subject: Objection to D/2024/1165 at 184-200 Broadway

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

I request for my personal details, i.e. my personal details be kept private.

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

I object to the proposal D/2024/1165 at 184-200 Broadway, Chippendale.

My key concerns follow:

- the proposed Hostel is intended to be Sydney's largest. Chippendale along with Haymarket has the highest density in Sydney (along with Haymarket), is 20,000 pp/km. The suburb also has one of the highest transient populations, the result of the introduction of large-scale purpose-built student housing as an asset class. This has resulted in inflated rentals for student rooms due to inflated yield and density (land value), with an overflow in terms of rental costs locally. As a result, there is a high turnover of student accommodation due to cost. Chippendale already has a number of tourism assets, e.g. the Lansdowne, Four Seasons, and a multitude of smaller assets. The introduction of such high scale tourism accommodation as an asset class will see a much higher yield. However, the application has failed to consider tourism as an asset class and its consequences of encouraging a sustainable population and the risk of further inflating local rentals (again). To this end, the use of the site for social housing or a BTR or the public housing.

- The location of 'The Broadway' is surrounded by residential homes, ie on Broadway, in Knox Street, and Shepherd Streets. Yet a Social Impact Assessment nor Crime Prevention report is provided.

- The design of the rooms, and bathrooms does not meet the DCP requirements. This includes privacy requirements, and separation of toilet within the bathroom. Further it appears little storage is provided within rooms.

- The proposed hostel is directly alongside the Lansdowne Hotel. Owned by the same party as the subject site, guests will have direct access to the Lansdowne via Grafton Lane.

- The Lansdowne similarly provides backpackers' accommodation and has a roof top bar with entertainment. In addition, is the music venue with a Liquor License till 5am, where the venue typically operates Thursday to Saturday till very late. Consequently, backpacker guests from 'the Broadway' are likely to use Grafton Lane with the consequential noise disturbance.

- Moreover, acoustic barriers are recommended for the rooftop level (Level 5) and Level 6 to assist confining the noise. However, it does not appear the cumulative impact from both sites was considered.

- A number of assumptions in the acoustic report are queried. These include the logger placement in Knox Street and background ratings. For example, Knox Street has three changes in terms of the road design. This means there is currently very little background noise in terms of the mid and eastern section of the street during the evenings and at night (where the proposed Backpackers site is). This compares to the western end (alongside the Lansdowne) where the background noise is distinctly higher. Consequently, the introduction of the Backpackers will have implications. Further, the assumption that people talking outside and on top of the building will have little background noise, noting the assumptions is based on internal background noise. Further the assumption that if there are 250 people on the roof top deck, 50% will not be talking. To this end, it is appropriate the technical report including the loggers (receptors), be reviewed.

- While application states that outdoor areas are restricted to 20% of the GFA in line with the DCP requirement (to reduce the impact on local amenity), Level 5 is not included with the applicant arguing that it is public area, given guests can invite people to the rooftop deck. This appears to be a deliberate attempt to bypass the DCP requirements that are intended to restrict the potential impact on local amenity. At the same time, the internal communal space is insufficient.

- A query is raised in relation to Level 2, whether it provides sufficient ceiling height to the intended use.

- No parking or access parking is provided for service vehicles. In addition, no drop off/pick up areas is provided for a 1,056-bed facility (plus guests etc). This has implications for Shepherd and Knox Street. Moreover, the loading dock will require vehicles to reverse with noise implications.

Consequently, the application should be refused.

I reserve the right to comment further in the case more information comes to light.

Please keep me informed of any subsequent reports and the like, as well as the panel/council meetings.

From: Jotform

Sent on: Friday, January 31, 2025 5:48:08 PM

To: council

Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name

[REDACTED]

Address

[REDACTED] Buckland St, Chippendale, New South Wales, 2008, Australia

Email

[REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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My personal reasons for objecting:

I chose to live here for community. If I wanted a transient population I'd live elsewhere.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Monday, February 3, 2025 3:28:01 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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

Dear sir/madam,

I oppose the proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 (the former Telstra exchange) because:

1. of the unacceptable impact of over 1000 backpacker residents on noise levels in the adjacent residential streets especially after dark - these itinerant international residents are typically younger, thus more boisterous and likely ignorant of local regulations and laws about noise, parties etc.
2. a significant increase in e-bike traffic along adjacent footpaths and the hazards and inconvenience posed by bike traffic and haphazard parking along narrow footpaths
3. the potential for significant after hours noise generated by the rooftop pool and recreation area
4. the over-the-top scale of the commercial development in a precinct that is characterised by small venue, high per-customer employment businesses (cafes, restaurants, bars, small businesses etc.)
5. the opportunity cost to the community of a so-called "residential development" under council regulations that provides zero accommodation for Australian citizens at a time of a severe housing shortage. Such a site could be commercially developed to provide many apartments for long term residency, with some designated for social and critical professions (teachers, nurses, emergency services etc.) housing.
6. the absence of a meaningful sustainability plan to deal with waste management, recycling, rainwater use and management, greening and cooling of the built environment.
7. in summary, this is an egregious over-development of a site in Chippendale village that would:
 - (a) have a significant negative impact on the quality of life of the residents;
 - (b) drastically increase the population in that sector of Chippendale (the entire suburb has just 7,800 residents, the sector bounded by Broadway, City Rd, Myrtle St and Shepherd St is about 15% of Chippendale) effectively doubling the population there who will be using water, sewage, internet, ebikes, buses, Victoria Park facilities etc;
 - (c) allow the inappropriate development of a site in a desirable residential area which is ideally located, for its proximity to transport and amenities, that could better serve Sydney's need for more regular and social housing for Australian citizens in a housing shortage crisis.

As a resident and rate-payer I urge council to reject the application as it stands and insist on a more appropriate and environmentally sustainable development for this prime site. The alternative should incorporate genuine non-tourist accommodation residences, including social and affordable housing, commercial shopfront occupancies along the Broadway street level (including cafes or restaurants and other small businesses), and, at most if at all, a greatly reduced level of backpacker accommodation accessible from both Broadway and Knox St, including in Knox St off-footpath parking bays for taxi/mini-bus drop-offs, car share parking and an e-bike parking bay.

Yours sincerely,

[REDACTED]
Rose St, Chippendale NSW 2008

PS I request that my personal information - name, email, telephone number, address - be kept private. I declare that I have never made a donation to any Councillor and/or never given any gift to a Councillor or Council employee.

From: Jotform
Sent on: Sunday, February 2, 2025 10:25:04 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep me up-to-date about progress on this issue.

My Name

Address Buckland St, Chippendale, New South Wales, 2008, Australia

Email

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

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My personal reasons for objecting:

This plan for a massive Backpackers is far too big to have in our neighbourhood. It should not even be considered. There is a huge number of student accommodations, this building is right on the corner of a very busy intersection. Crossing the road here is already challenging at times with the number of people trying to get across. It's simply not acceptable to add another, up to 1000 people, moving safely around this area. Let alone wandering around our, at the moment, safe neighbourhood. This is NOT the place for such a huge Backpackers.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Thursday, January 30, 2025 8:00:17 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name

[REDACTED]

Address

[REDACTED] Buckland St, Chippendale, New South Wales, 2008, Australia

Email

[REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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My personal reasons for objecting:

I object to the increased strain this huge development would put on the all ready at capacity infrastructure of this local area. The noise, waste and traffic would be overwhelming for the area as well as the lack of sustainability in the current plan.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Luke Zajac
Sent on: Monday, February 3, 2025 3:49:58 PM
To: dasubmissions
Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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,

I am writing **in support** of the proposed backpackers development. The development is appropriate in scale and land use to the existing Broadway locality. The backpackers will improve the site's contribution to the social, environmental and economic activity of the locality, and is well located considering the abundance of entertainment facilities, food and drink premises, public transport, and late night trading premises. This is a perfect location for a backpackers.

More affordable, temporary accommodation should be encouraged in the inner city, to accommodate the many young tourists that make their way to Australia.

Thanks.

From: Jotform
Sent on: Friday, January 31, 2025 1:13:18 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

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Keep me up-to-date about progress on this issue.

My Name

[REDACTED]

Address

[REDACTED] Lawson St, Redfern, New South Wales, 2016, Australia

Email

[REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

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My personal reasons for objecting:

Consider the community in which you are trying to develop this in.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform

Sent on: Thursday, January 30, 2025 5:26:07 PM

To: council

Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name

[REDACTED]

Address

[REDACTED] Knox St, Chippendale, New South Wales, 2008, Australia

Email

[REDACTED]

Summary of Objections

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My personal reasons for objecting:

Workplace is opposite - This is an education area and tourism and noise problems will not benefit us or our clients.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Thursday, January 30, 2025 7:48:04 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

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My Name [REDACTED]
Address [REDACTED] Pine St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

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My personal reasons for objecting:

Noise, pollution, the impact on a family-friendly and quiet part of Sydney.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform

Sent on: Sunday, February 2, 2025 11:10:12 AM

To: council

Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

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Keep me up-to-date about progress on this issue.

My Name

[REDACTED]

Address

Room [REDACTED] Church Street, [REDACTED] Church Street,
Camperdown, NSW, 2050, Australia

Email

[REDACTED]

Summary of Objections

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My personal reasons for objecting:

Destroying Sydney culture, not a solution to the housing crisis

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 12:47:11 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Myrtle St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

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My personal reasons for objecting:

Poor experience on local economy and nightlife.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Friday, January 31, 2025 4:45:08 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

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Keep me up-to-date about progress on this issue.

My Name	<div></div>
Address	<div></div> Dick St, Chippendale, New South Wales, 2008, Australia
Email	<div></div>
Summary of Objections	

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My personal reasons for objecting:

Unhealthy cramped living space.
Not fire safe.

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From: Jotform

Sent on: Sunday, February 2, 2025 11:18:12 AM

To: council

Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name

[REDACTED]

Address

Glebe, Glebe, New South Wales, 2037, Australia

Email

[REDACTED]

Summary of Objections

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Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Rodd Snook
Sent on: Monday, February 3, 2025 4:04:21 PM
To: dasubmissions
Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

Dear Mr Stuart,

I am writing today to register my objection to the proposal D/2024/1165 for converting the old Telstra building at 184-200 Broadway Chippendale into a 164-room backpacker accommodation facility.

I'm a long-time resident of Chippendale, and have owned and lived in a unit in the 12-30 Moorgate St block since 2007. Based on my review of the application documents, the proposal in its current form is inappropriate for the character and needs of Chippendale in several ways.

Density

The addition of over 1000 people to a site of only 1,782m² is a marked increase over anything in the surrounding area and recent nearby adaptive reuse projects. For example, the Kent Brewery/Central Park site has a residential density only about one fifth of what is proposed here, despite including several high-rise buildings, since it also incorporates public open space and shopping facilities. The addition of a site with such density will inevitably strain all local infrastructure, and drastically change the character of the neighbourhood.

Disruption

As there will be no stopping or parking on the Broadway or City Rd sides, all traffic to this development will need to travel via the quiet and mostly residential Knox St, and I believe that the analysis in the Transport Assessment attached to the DA predicting minimal increase is deeply flawed.

Although the site is reasonably well served by buses, the claim that there are multiple heavy and light rail stations within a 10-minute walk is false. The Redfern and Central heavy rail platforms, and the Haymarket light rail, are all at least 15 minutes' walk away. This is a significant difference for tourists with luggage, and I expect many will choose a taxi or ride-hailing service for pick up and drop off. This, combined with the proposed waste pickup three times per week will add significant traffic and noise not just to Knox St, but also at least Shepherd and Grafton Sts, since Knox St is one-way.

Amenity

The proposed development provides very little utility to the existing residents and businesses in Chippendale. While the rooftop bar will nominally be open to the public, given the number of proposed beds in the facility I wouldn't expect there will be much space for outside visitors. While the addition of potential customers might benefit some surrounding bars and cafes, many are already operating near capacity. There will be essentially no amenity provided for the existing residents, nor for the University of Notre Dame and UTS which occupy a significant part of the surrounding area. It seems the Lansdowne Hotel, owned by the same group submitting this proposal, would be the primary beneficiary.

Sustainability

Chippendale has a strong history of sustainable development practices, largely thanks to the award-winning Central Park project, but also smaller private and community-driven initiatives such as street gardening and Michael Mobbs' Sustainable House. The proposal under consideration gives only the barest thought to how it will fit in with the sustainability goals of the City of Sydney, and the expectations of local residents and business owners. It seems the vision of the developer extends only to providing recycling bins and putting waste paper baskets in the rooms. The questions of water and power usage, and excessive waste generation are not addressed at all. I cannot see how this is in keeping with the Sustainable Sydney 2030-2050 vision published by the City of Sydney.

Opportunity

It has been recognised by all levels of government that there is a crisis-level shortage of housing in Australian cities. In that context, the use of this site for transient accommodation seems like a terribly wasted opportunity. There is already backpacker accommodation in the immediate area (Lansdowne Hotel and Mad Monkey Broadway), and Council is also considering D/2025/33 which would add 557 backpacker beds at 806-812 George St, which is much better located for the transport needs of tourists.

For the Broadway site, a diverse development with a mix of commercial space, regular, and affordable apartments would provide more of what Chippendale and the city at large need, while being more sustainable and less disruptive to the character of the area.

All that said, I believe that adaptive reuse of this building would be of great benefit if done with due consideration for the character and needs of the neighbourhood. In particular, I appreciate the overall architectural vision of the current proposal. Blending the façade with that of the neighbouring former bank building at 204 Broadway would be a great improvement to the streetscape, and opening up the western segment of Grafton Lane to a building entrance and atrium would revitalise what is currently a very uninviting alley.

Thank you for considering my feedback. I look forward to hearing Council's thoughts on this development proposal, and how this site can be used for the betterment of the city.

Regards,
Rodd Snook

From: Jotform
Sent on: Thursday, January 30, 2025 5:28:15 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

My Name [redacted] s

Address [redacted] Knox, Glebe, New South Wales, 2037, Australia

Email [redacted]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
- Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
- Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.
- Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.
- Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Area is not built up for it, and the university accommodation and support should take priority over a commercial business.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Sunday, February 2, 2025 10:25:05 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name

[REDACTED]

Address

[REDACTED] Shepherd St , Sydney, New South Wales, 2008, Australia

Email

[REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

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You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Monday, February 3, 2025 4:30:29 PM

To: council; dasubmissions

CC: jstuart

Subject: No to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

- * The scale of this type of accommodation is not necessary in the inner city. It is beyond the needs of holiday visitors.
- * there is a drastic need for social housing.
- * The proposed development is open to being used for ongoing accommodation at a barely affordable rate.
- * The Chippendale area is already densely populated & lacks sufficient health & transport services. The proposed development for 1,000 rooms will burden existing services.

Regards,
Jacqueline

From: Jotform
Sent on: Monday, February 3, 2025 7:37:17 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [redacted]

Address [redacted] Moorgate St, Unit [redacted] Chippendale, New South Wales, 2008, Australia

Email [redacted]

Summary of Objections I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

My personal reasons for objecting: Along with the above points, I would like to emphasise the significant increase in population density that this development will generate for the following reason:

- 1. Exceedance of FSR
Although the vast majority of the building is being maintained

(which should be commended for its environmental benefits), the resultant floor space significantly exceeds the LEP controls and the existing FSR. This represents a gross misalignment with the strategic intent of the City's planning documents and the neighbourhood character of Chippendale. There is little demonstrable public benefit to the development to justify this exceedance.

2. Comparison to other building uses

If the development was to house any other type of use (residential, office, or even hotel), the population increase and gross floor area would be significantly less and not cause as large an impact. Instead, the developer has proposed the highest yielding use which has maximised the amount of people in the existing built form. There are minimal requirements for internal amenity of this building use when compared to other building uses, resulting in an astounding number of beds crammed into what is currently an under utilised piece of public infrastructure.

3. 24hr activation

Given the nature of international travel and the habits of backpackers, there is little doubt that the building will be a hive of activity 24hrs a day. This is not considered a bad outcome given the neighbouring pubs, destination nightlife suburbs, and the strategic aspirations of the CoS. The main concern with this level of activity is the amount of vehicular traffic and noise that will be generated along Knox street. The EIS assumes that the majority of travellers will arrive by public transport. This may be true but doesn't factor in taxis or ride share during their stay. This is a major oversight of the EIS and traffic modelling.

Thanks for considering the above points. I look forward to reading your determination.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Friday, January 31, 2025 6:58:42 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Myrtle St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 11:35:07 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name [REDACTED]

Address [REDACTED] Blackfriars St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 11:54:12 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address ., Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

I object to the Development Application (DA) for the Broadway Hostel at 184-200 Broadway, Chippendale. While the DA presents this development as a backpacker hostel, its design, scale, and operational details clearly indicate student housing by stealth, allowing the developer to bypass stricter Sydney DCP 2012 Student Housing Controls while capitalising on the ongoing rental crisis.

Key Issues & Non-Compliance with Planning Controls

Avoidance of Student Accommodation Regulations

The DA mirrors student accommodation in key features, including extensive bike storage, communal kitchens, study-friendly spaces, strict visitor controls and mental health services.

However, by misclassifying as a backpacker hostel, it avoids compliance with DCP 2012 Section 4.4.8 (Student Housing Controls), which mandates larger rooms, communal open spaces, and better living conditions.

Overcrowding & Substandard Living Conditions

The DA proposes cramming 1,058 beds into small rooms, creating a high-density super slum while still meeting Floor Space Ratio (FSR) limits. This exploits planning loopholes, adhering to numerical compliance but failing to meet planning intent for quality housing.

Potential Clause 4.6 Variation Loophole

If the DA exceeds height or FSR limits, it may rely on a Clause 4.6 variation request to justify excessive density. Such a request must be closely scrutinised to prevent overdevelopment under the pretense of meeting backpacker demand.

Conclusion

This development sets a dangerous precedent for low-cost student slum housing disguised as tourism accommodation. I urge the Council to reassess this DA, enforce compliance with Student Housing Controls, and prevent further exploitation of regulatory loopholes.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Sunday, February 2, 2025 7:10:11 AM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name ██████████

Address ██████████ Chippendale Way, Chippendale, New South Wales, 2008, Australia

Email ██

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 12:01:19 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Moorgate St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Traffic impact, over population for a small area and antisocial behaviour in local streets

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 3:39:08 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name

Address

Email

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
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My personal reasons for objecting:

All of the above. Rubbish and noise management is of concern. Infrastructure is not in place in an already high density area. This area is safe for Uni students. Let's not add an uncontrolled element.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]

Sent on: Monday, February 3, 2025 5:16:17 PM

To: council; dasubmissions

CC: jstuart

Subject: YES to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I support proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

Housing is urgently needed so this seems like a great start.

Yours sincerely,

[REDACTED]

Henderson Road, ALEXANDRIA NSW 2015

From: Jotform
Sent on: Sunday, February 2, 2025 5:11:02 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [Redacted]

Address [Redacted] Shepherd St, Chippendale, New South Wales, 2008, Australia

Email [Redacted]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

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You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Friday, January 31, 2025 9:44:08 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Buckland St, Apt [REDACTED] Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
- Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
- Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.
- Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 8:35:16 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Myrtle St, Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
- Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
- Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

This proposed development would irrevocably negatively impact the residential community that is bound by Broadway, City Road, Cleveland and Abercrombie streets. As a resident and parent within this area and a worker within the City of Sydney we have a unique space that balances the needs and accommodates for residents, a childcare centre, a small number of small businesses and public amenity. To add a development of more than 1000 transient beds would negatively impact our diverse community's access to existing resources, public services, and draw on our limited public spaces by adding a thousand people who would not contribute to the community given their temporary financial arrangement with the accommodation provider. This style of temporary accommodation creates a personal safety hazard, significantly increasing risks of safety for the existing community as well as people through with the increases in volume of people who will engage with the backpackers patrons given the target demographic of tradition backpackers, and when this is considered within the context of our broader community with 3 proximate universities, a number of childcare's facilities, primary and secondary schools and community shopping centre the proposal should not be supported.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Sunday, February 2, 2025 12:40:06 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Forest St, Forest Lodge, New South Wales, 2037, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
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- Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Area already crowded

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Saturday, February 1, 2025 12:53:14 PM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Charles St, Marrickville, New South Wales, 2204, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
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Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

This is a huge, imposing and ugly building already and a _massive_ hostel doesn't seem in keeping with the area at all. It'd make a great site for an apartment building.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 6:04:10 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Queen St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Chippendale already saturated with massive student accommodations and hostels. Surrounding traffic already cannot cope with existing infrastructure. Big NO for this DA.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Lisa
Sent on: Monday, February 3, 2025 9:06:57 AM
To: council
Subject: Ref: D2024/1165 & 184- 200 Broadway

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

Hello, I'm a new resident in Chippendale and have become aware of this proposal for a backpacker facility to service 1058 backpackers in 164 dorm-style rooms.

I oppose this proposal. It's important to improve the city's neighbourhoods for the benefit of local taxpayers, students, young people looking for affordable housing and elderly seeking community engagement. Allowing such a large-scale facility for transient visitors does not improve the quality of life of Chippendale residents, and benefits a handful of people with purely economic interests.

I would like to be informed of all future developments in relation to this application.

Thank you, Lisa

From: Jotform
Sent on: Monday, February 3, 2025 6:59:12 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name ██████████

Address ██████████ Renwick St, Redfern, New South Wales, 2016, Australia

Email ██

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Negative impact on environment and community vibe

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 5:37:25 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



**Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE
NSW 2008**

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]
Address [REDACTED] Derby St, Camperdown, New South Wales, 2050, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

We need public housing not a backpacker house

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 5:37:41 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Derby St, Camperdown, New South Wales, 2050, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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My personal reasons for objecting:

Overcrowding is already an issue from all the university students, genuinely 0 reason to only exacerbate that issue, and it only trickles down into the surrounding areas, disrupting whatever semblance of peace is left in the inner city, as said before i all ready think the universities are an issue no need to make it worse, also if anything should be built on that land it should be more council housing

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Monday, February 3, 2025 5:54:17 PM
To: City of Sydney
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



**Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE
NSW 2008**

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name This is nimby-ism Old people should die

Address Gshhs, Sbhs, Shhs, NSW, 2037

Email [REDACTED]

My personal reasons for objecting: I do not object to this proposal

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Mary Lee
Sent on: Sunday, February 2, 2025 8:09:57 PM
To: council
Subject: D2024/1165 _ 184-200 Broadway, CHIPPENDALE

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

Dear Sir/Madam

I oppose the DA to build Sydney's largest backpackers' hostel.

Chippendale and the surrounding narrow streets are already struggling with the current problems, such as an increase in traffic on its narrow streets, party noise which goes on to the early hours of the morning and illegal dumping.

The Council trucks have difficulty accessing the narrow streets when they have to pick up the rubbish. Parking spots are few and far between. Just ask the tradies. A quick walk around Chippendale and you will see the amount of illegal dumping which occurs consistently.

Having Sydney's largest backpackers' hostel in an area, which is already congested, is going to exacerbate the problems faced by the residents. Anyone passing through Broadway can tell you how much traffic there already is, including foot traffic from Broadway Shopping Centre, Notre Dame University, restaurants and pubs. How can a residential suburb be suitable for Sydney's largest backpackers' hostel? How can Sydney's largest backpackers' hostel lessen the noise already experienced by the residents? How can Sydney's largest backpackers' hostel lessen the pressures of dealing with illegal dumping?

Is there a guarantee that Sydney's largest backpackers' hostel is going to be crime-free?

I oppose the DA to build Sydney's largest backpackers' hostel.

Regards
Mary LEE
(Chippendale resident of many years)

From: Jotform
Sent on: Tuesday, February 4, 2025 7:38:25 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

Keep me up-to-date about progress on this issue.

My Name [Redacted]

Address [Redacted] Rose St, Chippendale, New South Wales, 2008, Australia

Email [Redacted]

Summary of Objections

I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.

The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.

Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.

Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.

Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

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Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

My partner and I recently bought into Chippendale and the major reason why we bought here was it Charm it's quiet, community minded nature, and it was a place that we thought and saw us living for a very long time.

I object to this proposal because I fundamentally believe that it goes against The very essence of what Chippendale is. I also believe that it fundamentally goes against the principles set out by the city of Sydney of being a city that is sustainable vibrant and creative.

The proposal of a 1000 bed backpacker hostel serves nothing for the local community serves nothing to sustain environmental objectives and gives nothing back to the community. This proposal should be strongly opposed by the council as it does not align with their values, nor does it align with the values of the Chippendale community.

This building should be developed into something that services the Chippendale community and the wider Sydney community. It should be a hub of creativity. It should be an incubator that attracts businesses that have sustainable practices or are developing environmental technologies that service the world as well as Sydney, it should be a hub for the community to utilize with rooftop green spaces with cultural Attractions that Foster a vibrant city.

This building should not be used to cram 1000 people, and that is disproportionate to what is needed in this community and will have a negative environmental impact on our city and our community.

I strongly urge city of Sydney councilors to strongly oppose this development application.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]
Sent on: Monday, February 3, 2025 10:50:47 PM
To: council
Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart
Attachments: Submission - D20241165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart.msg (50 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.

From: [REDACTED]
Sent on: Monday, February 3, 2025 10:50:47 PM
To: council
Signed by: [REDACTED] on Monday, February 3, 2025 10:50:47 PM
Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart
Attachments: Nameless.txt (1.49 KB)

**I respectfully request that my name and email address be redacted for privacy reasons.*

Dear Mr Stuart

DEVELOPMENT APPLICATION D/2024/1165

I am writing to object to the above development application. As a long-time Chippendale resident, I am extremely concerned that the proposed development will detrimentally impact our community while failing to support any of the City of Sydney's objectives in relation to sustainability and housing.

Chippendale is a quiet residential area with a community focus on innovative sustainability, education, small business and the arts. The proposed use of the site as a 1000+ backpacker hostel is unsustainable and at odds with our community values.

In addition to some fundamental deficits - including the failure to adequately consider access for emergency services or safety for pedestrians in the vicinity - the proposal has contemptuous regard for the City of Sydney's *Sustainable Sydney 2030-2050 Vision*. All proposed and future development in Sydney should seriously consider, adapt to and attempt to mitigate the climate crisis we already face. This development does not even at minimum take responsibility for containing its negative climate impact which could be addressed easily and affordably. The proposed development should also not be mischaracterised as in any way addressing Sydney's housing crisis.

I hope that there will be further opportunity for the Chippendale community to be heard on this issue.

Thank you.

Best regards
[REDACTED]

From: Jotform
Sent on: Tuesday, February 4, 2025 8:56:14 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address Wilson St, Newtown, New South Wales, 2042, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
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Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Don't want to destroy this beautiful city

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [REDACTED]
Sent on: Tuesday, February 4, 2025 5:37:08 AM

To: council; dasubmissions
CC: jstuart
Subject: Yes to the proposed redevelopment D/2024/1165 at 184-200 Broadway

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 Joel Stuart,

I request for my personal information - name, email, telephone number - to be kept private. I have not made a donation to a Councillor and/or gift to a Councillor or Council employee in the previous two (2) years.

I support proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because:

Tourist and housing accommodation that relieves and reduces pressure from Airbnb and poorly supported short stay accomodation should be encouraged.

A backpackers will grow and support local businesses and will also be emergency relief for students and those who need a bed for the night.

Sincerely
[REDACTED]

From: Jotform
Sent on: Tuesday, February 4, 2025 6:18:13 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

Keep my Identifying information confidential & not made available on the City of Sydney's website.

My Name [REDACTED]
Address [REDACTED] Rose St, Chippendale, New South Wales, 2008, Australia
Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
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- Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Tuesday, February 4, 2025 8:56:22 AM
To: council
Subject: Re: Objection to D/2024/1165, 184-200 Broadway NSW 2008

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.



Objection to D/2024/1165 - 184-200 Broadway, CHIPPENDALE NSW 2008

- Keep my Identifying information confidential & not made available on the City of Sydney's website.
- Keep me up-to-date about progress on this issue.

My Name [REDACTED]

Address [REDACTED] Shepherd St, Unit [REDACTED] Chippendale, New South Wales, 2008, Australia

Email [REDACTED]

Summary of Objections

- I object to this DA which attempts to create a 1,064-bed student super-slum under the guise of a backpackers hostel to avoid proper standards and oversight.
- The development's classification as a 'backpackers hostel' appears designed to circumvent DCP Section 3.13.3 DCP Social Impact requirements for student accommodation, effectively prioritising yield over proper standards for space, security and facilities management.
- Public Domain: Does not comply with Section 3.1 of DCP, as there is no provision to ensure the development makes a positive contribution to the public domain.
- Scale & Disproportionate Impact on our Community. Does not comply with Section 3.2 (Defining the Public Domain), Section 2.3 (Locality Statements) and Section 3.13.3 (Social Impact Statement) of the DCP.
- Infrastructure Strain: Does not comply with Section 3.11 (Transport and Parking) and 3.1.4 (Public open space) of the DCP.

Ecologically Sustainable Development: Does not comply with Section 3.6 (Ecologically Sustainable Development), Section 3.6.1 (Energy efficiency), Section 3.6.2 (Water efficiency) of the DCP.

Active Public Spaces: Does not comply with Section 3.2.2 DCP (Addressing the Street and Public Domain) & Section 3.2.3 DCP (Active frontages) to contribute positively to the amenity of the surrounding streetscape (Knox, Shepherd & Grafton Streets).

My personal reasons for objecting:

Due to the proposal cramming in too many beds, they don't have enough space for common area.
Without a roof structure, the roof top bar area will generate far too much noise for the residents nearby, and due to low heights of buildings in the neighborhood, the nuisance sound will travel some distance.
The increased traffic generated by drop offs will have a enormous effect on the quiet neighborhood, as the can't use Broadway or City road.
The noise and traffic generated by the garbage trucks is not suitable for our community neighborhood, due to excess continual noise, traffic and increased risk to the public.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: David Shaw

Sent on: Tuesday, February 4, 2025 8:25:06 AM

To: dasubmissions

Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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 Joel,

The old Telstra building could certainly do with a revamp, however I object to this DA in its current form.

Sydney does not need more short-term accommodation; it needs medium-to-long term housing for owners and renters. I'd be happy to see the building converted into apartments for this purpose.

This residential location is not appropriate for such a large increase in short-term residents and their related transport needs. The YHA at Tech Central (480 beds) re-opening in 2 years, is much more appropriately located right next to Central station.

If I understand correctly, a hostel, a Class 3 building, is exempt from sustainability requirements, eg. BASIX. Does this not contradict the Council's climate goals? If any major change is to be made, can council please insist that sustainability and related standards be met.

My observations suggest that the narrow streets near the site are already saturated with traffic, public transport, e-bikes, rubbish and so on. I cannot imagine how tiny Knox St. (already a bit of a rat run) will cope with the additional load. Nor how the area will cope with the additional power, water and sewerage demands.

Chippendale is a residential suburb. Adding such a dramatic increase in short-term accommodation can only lead to more noise, reducing the livability and quiet enjoyment of our area. Please reject this DA in its current form.

Regards,

David

From: [REDACTED]
Sent on: Tuesday, February 4, 2025 8:00:25 AM
To: DASubmissions
Subject: Re: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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 morning

In addition to my submission, I attach a photograph of the building at 184-200 Broadway of which the South West facing corner is clearly visible from our apartment and that of our neighbours. Having previously experienced noise which travels easily through our residential area, I have concerns regarding both the plant operations that are proposed to be installed in the tower and the noise from the proposed rooftop pool, bar and garden which will impact our amenity greatly.

I also attach photographs of the front and rear of the building. Access is provided to internal parking for contractors from the rear of the building and the proposal plans to remove this even though traffic will increase. The front of the building is already used for parking and the proposal intends to remove the existing ventilation stacks to further increase the footprint. Both areas should instead be repurposed into an area suitable for drop offs and pickups to cater for the large number of visitors and patrons that will be arriving and departing.

Thank you
[REDACTED]





Good evening

I provide some feedback below on the proposed development application for 184-200 Broadway Chippendale.

I am a local resident of Moorgate Street and I have a direct view of the building from my apartment.

I request that my name and contact details not be published.

Thank you



Moorgate Street, Chippendale

Feedback on Development Application for 184-200 Broadway, Chippendale

I am writing to provide feedback on the proposed redevelopment of the existing Telstra building at 184-200 Broadway, Chippendale.

While I acknowledge the potential benefits of repurposing the site, I have concerns about aspects of the proposal that require further consideration.

Lack of Permanent Housing

The proposal does not provide any additional housing for Sydney residents and only focuses on providing short term accomodation.

Given the critical housing shortage in Sydney, consideration should be given to allocating part of the development for permanent housing.

Congestion Impacts on the Local Community

The proposal aims to create Sydney's largest backpacker hostel, accommodating over 1,000 short term visitors. In addition, the café and rooftop pool, bar and gardens are also proposed to be operated as commercial businesses open to the public.

However, the proposal appears to lack estimates of the number of patrons, staff and contractors who will be regularly attending the site. These numbers are important to understand as they will add to significant congestion impacts in the surrounding residential community as guests, patrons, staff and contractors arrive and depart.

Off-Street Parking and Drop-Off Facilities

The proposal plans to remove the existing car spaces and vehicular crossing at the front of the building that are currently accessed from Broadway.

This change is expected to increase parking and standing pressures on nearby streets, as it is unrealistic to assume that all guests, patrons, staff and contractors - particularly those with disabilities or heavy luggage - will rely solely on walking or public transport.

To mitigate the anticipated increase in traffic, the design should include an off-street circular or "horseshoe" driveway accessed from Broadway to accommodate drop-offs and pickups. Centralising these activities in a designated area would reduce disruptions to residential streets and also ensure convenient access to the reception area, thereby improving the overall experience for visitors.

The proposal also seeks to remove access and parking currently provided at the rear of the site via Knox Street. Given the expected increase in contractor visits and deliveries - many involving large vehicles - this will further exacerbate the pressure on local streets.

To address this issue, on-site parking should be retained for delivery and contractor vehicles, including substation contractors who will still require access to the site.

Necessary Infrastructure and Street Upgrades

The current proposal seeks to rely upon "opportunities for passengers to be dropped off / picked up in

designated 'No Parking' zones on surrounding streets, including Knox Street, Shepherd Street and Grafton Street".

This approach will exacerbate existing traffic problems on these local streets, which are not designed to handle increased volumes. They are narrow, in poor condition and lack adequate space for standing vehicles. Knox Street and Grafton Street are already dangerous for pedestrians, as they are frequently used as shortcuts by speeding vehicles to bypass Broadway traffic. Additionally, limiting and enforcing parking restrictions may help manage the increased traffic and improve safety.

Given the proposal's emphasis on walking and cycling to the site, along with the need to manage increased traffic and parking demand while still ensuring pedestrian and cyclist safety, essential upgrades to streets, cycling paths and links and new pedestrian crossings will be required.

The footpaths from Central Station along Broadway to the proposed site will also need upgrades, as sections are unsuitable for pedestrians carrying heavy luggage.

Entry and Exit Points

The proposal's plans lack clarity regarding the entry and exit points for pedestrians, cyclists and drivers accessing the building. Given the scale of the development, access is expected from more than one point. However, the number and location of these points remain unclear.

Further clarification is needed to understand the movement of pedestrians, cyclists and vehicles in and around the site.

Aesthetic Coherence of All Facades

The proposal should address the aesthetic consistency of all facades, not just the northern and southern aspects. It is unclear whether the eastern and western facades will be painted or rendered or if they will remain in their original color.

If only the northern and southern facades are refurbished, the contrast could appear out of place. Additionally, there is a lack of clarity regarding the intended "palette of materials" for the eastern and western facing facades.

The southwestern corner of the building is particularly visible from neighboring residential buildings, making its treatment important.

Glazing on the Southern Facade

The proposed increase in glazing on the southern facade should be reassessed for both privacy and practicality.

The large number of windows facing Knox Street may lead to a significant loss of privacy for neighboring buildings while offering minimal benefits, as the southern orientation provides limited solar access. A more balanced approach to window placement should be considered to address these concerns.

Privacy and Noise from the Rooftop Bar and Pool

Further details are needed regarding measures to mitigate privacy and noise impacts from the rooftop bar, pool and garden.

It's not clear if the rooftop bar, pool and surrounding gardens that will be open to the public will require a separate approval process for its commercial use. The Gross Floor Area (GFA) should also be clearly divided between residential and commercial spaces to avoid public commercial operations being included in residential calculations.

The proposed rooftop pool and sunbathing deck present privacy concerns. While a 1.8-meter glass balustrade is planned, a solid, acoustically designed wall exceeding 2.0 meters would be a more effective solution for mitigating these impacts.

It is evident that a rooftop bar, pool and garden will generate significant noise impacts for the local community to the south and west of the site. Additionally, the proposal does not provide sufficient detail on how to mitigate noise that will be generated from the plant equipment to be located in the south western-facing pier of the site.

Substation Relocation and Access

The relocation of the substation, including access and operational logistics, is unclear.

Details regarding the number of people accessing the substation and the method of access are lacking, and the architectural drawings do not provide sufficient information. Relocating the facility outside may also affect the visual appearance of the southern aspect.

The proposal also does not intend to provide for parking which is currently provided for substation access. This will also will increase pressure on nearby street parking.

Sustainability

Apart from installing solar panels, it is unclear whether any other sustainability measures are planned for both the construction phase and ongoing operations. Further details on these initiatives are needed.

Tree Plantings and Street Greening

The proposal lacks detail on maintenance of existing or planting of new trees along the southern elevation of Knox Street. There is no information on any contributions to 'greening' of the streets where guests, patrons, staff and contractors will travel along to the backpacker hostel and it's commercial operations.

The southern and western elevations, including along Grafton and Shepherd Streets, are directly visible from Chippendale residences, making landscaping important for visual and environmental impact.

Construction Management Plan

The plan should clearly outline how noise and congestion impacts to nearby residents will be minimised during construction.

This includes specifying routes for construction vehicles, scheduling deliveries to avoid peak traffic hours and implementing measures to reduce noise and dust. Traffic flow should be carefully managed to avoid congestion and ensure pedestrian safety. Additionally, temporary barriers or signage may be needed to direct traffic around the construction zone and prevent disruptions to the local community.

Clear communication with residents about construction schedules and any potential disruptions will be essential to minimise inconvenience and maintain safety in the area.

Conclusion

The adaptive reuse of the building as a backpacker hostel will significantly alter the residential character of Chippendale, resulting in a substantial increase in short-term tourists relative to permanent residents.

While this redevelopment offers some potential benefits to the area, it is crucial for the City of Sydney to carefully address the congestion, noise and visual impacts outlined above. Addressing these issues will ensure that the community can adapt to the changes in a sustainable and balanced manner.

Thank you for considering this feedback.

From: Aiden Cheney
Sent on: Monday, February 3, 2025 8:54:47 PM
To: dasubmissions
Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

Hello

I am writing in strong support of the proposed backpacker hostel.

I have been a resident of Sydney for 5 years, and currently work in the City of Sydney. When I first moved to Sydney at age 17 as a student, I lived and studied in the city of Sydney.

Backpacker hostels were incredibly important for me, as I used them to explore Sydney, work out that it was where I want to live, and when I decided to move here, find a share-house.

I found that backpacker hostels let me find a share-house, where face-to-face interaction is incredibly important. I was not able to afford traditional student accommodation.

There has been recent commentary about the high, and rising, costs of student accommodation (<https://www.smh.com.au/national/nsw/700-a-week-to-share-an-apartment-sydney-s-student-housing-crisis-laid-bare-20250128-p5l7uy.html>). I believe that part of this cost is because it is expensive for potential students to come to Sydney to inspect houses in the traditional and sharing market, and difficult to build up relationships with people they could live with before moving to Sydney. Student accommodation providers can exploit this by charging above market prices to prospective students. Backpacker hostels provide both of these services, they are both a great way to meet new people and a cost-effective way to get established in a new city.

If I was not able to find a share-house, then I would not have been able to move to Sydney, which would have meant that I could not have studied the degree I wanted, as it was not available in Adelaide, where I am from, I would have found it much harder to find a graduate position, and I would not have been able to contribute and enjoy Sydney's unique community. So, without backpacker accommodation, I would never have been able to put down roots in Sydney and contribute to our community and discover the city I love.

I think more backpacker hostels are needed to bring prices back down, or at least stop them from going up so much. They help to make housing more accessible, and provide opportunities for people from all walks of life, particularly those from lower incomes and regional areas, to not just be a transient visitor, but be someone who moves to Sydney, who studies here, who works here and who loves here

Kind regards
Aiden Cheney
U 3 35 Alt Street, Ashfield, 2131

From: Rohan & Rebecca

Sent on: Monday, February 3, 2025 8:57:58 PM

To: dasubmissions

Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

Dear Mr Stuart

I am writing to formally object to the development application for 184-200 Broadway, Chippendale, currently under consideration by City of Sydney. I have been a long-term resident (over 21 years) of 11-21 Rose St that also includes 5A Knox St, Chippendale and have a number of concerns regarding the proposed development.

1. Impact on Privacy:

One of my key concerns is the impact the development will have on the privacy of residents in our Strata 67702 who face Knox St. The proposed alterations to the building will significantly overlook the apartments, leading to an unacceptable loss of privacy. I believe this will negatively affect the enjoyment of our neighbours.

2. Traffic and Parking Issues:

Another issue is the potential increase in traffic and pedestrian thoroughfare and the resulting strain on local infrastructure. The development will likely generate additional traffic using it as a bypass to City Road with vehicles constantly speeding up the hill. The lack of sufficient parking spaces for the transient visitors could also exacerbate existing parking problems in the neighbourhood.

3. Environmental Impact:

I am also concerned about the environmental impact of this development. The proposed construction will increase waste disposal, water usage and sewerage by 10-fold. The noise from the rooftop pool and bar will certainly add to the noise levels in our neighbourhood. I believe a thorough environmental assessment is necessary to ensure that these potential effects are mitigated.

4. Zoning and Compliance Issues:

Additionally, I believe that the proposed development may not be in line with the current zoning regulations or the established character of the neighbourhood. It has been due to City of Sydney's vision that Chippendale was ranked seventh worldwide, coolest neighbourhood for 2024. I fear that character will be lost with a 1064 bed backpacker accommodation. I also feel that this DA is contradictory of the 2020 City of Sydney Housing Strategy. We need more homes for our essential workers; Nurses, Police, Fire and Rescue, Healthcare support workers across the board, not backpacker or student slum accommodation.

I respectfully request that the council take these concerns into account when considering the application. I trust that you will give due consideration to these issues and take steps to protect the interests of the local community.

Thank you for your attention to this matter. I would appreciate being informed of any updates regarding this development application.

Yours faithfully,

Rebecca Lee

--

From: Bjorn Godwin
Tuesday, February 4, 2025 10:12:48 AM
Sent on: council
To: D/2024/1165 - 184-200 Broadway Chippendale
Subject:
Attachments: Objection from B Godwin & Knox St Bar.pdf (144.07 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.

Attached is my submission to D/2024/1165.
regards
Bjorn Godwin

28th January 2025

TO: City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000
council@cityofsydney.nsw.gov.au

FROM: Bjorn Godwin
21 Shepherd St
Chippendale NSW 2008

Re: Objection to Development Application D/2024/1165 - 184-200 Broadway, Chippendale

As a resident and business owner in Chippendale since 1987, and owner and licensee of the Knox St Bar (2012), located at the corner of Knox and Shepherd Streets Chippendale, I object to the proposed development for a 164-room, 1,058-bed backpacker hostel at the existing Telstra building site.

Knox Street and Chippendale should not be treated as mere service corridors or transit points for a development of this size. The proposed Development Application fails to consider the impact on the public spaces it will rely on, while also presenting a business model that restricts economic growth for surrounding areas. This development, as it stands, overlooks the broader community benefits and opportunities. It is crucial that the Council reject Development Application D/2024/1165.

Local Business Context

Knox St Bar is one of many small venues, bars, cafes, galleries and businesses in Chippendale that embody the city's and in particular the Lord Mayor, Clover Moore's, continuing vision for a more liveable, sustainable and diverse Sydney:

1. Knox St Bar was one of the early adopters in 2012 of the city's small bar license reforms, specifically designed to foster responsible, community-integrated venues that stand in direct contrast to large-scale drinking establishments. The city's stated goal is: "reactivate fine-grain spaces and build a unique night-time culture to create a thriving and diverse nightlife that benefits both locals and visitors". This approach has proven successful for the Chippendale brand, contributing to the area's transformation into a neighbourhood known for its artistic community, small-scale venues, cultural authenticity and green initiatives.
2. As an active member of the Chippendale Collective and having completed the NSW Government's Uptown Accelerator program run by the Office of the 24-Hour Economy Commissioner, Knox St Bar has worked hard to build and maintain Chippendale's unique district identity and culture. This proposed development for a mega backpacker hostel on the Telstra site fundamentally contradicts the NSW Government's program objectives for creating distinctive, community-driven nightlife precincts that reflect local character and scale. The introduction of the 1,058-bed backpacker hostel would overwhelm and undermine years of careful, strategic development of Chippendale's intimate, arts-focused identity and a decade of the city's strategic plans and practical

work to build and develop community engagement, trust and ownership of its local amenity.

3. Mega hostels such as this, with built in bars, cafes and direct access to its hotel like the Lansdowne, exemplify the closed-loop business model, where guest spending is contained within the premises, limiting economic activity to surrounding local businesses. There is therefore zero incentive to integrate and align with the local community or invest in the public domain.
4. Local business on the other hand, has an interest and economic need to integrate with the residential community, aligning with DCP Section 3.2.2 (Addressing the street and public domain). As a small business, Knox St Bar actively manages noise levels, patron behaviour, and local amenity. Our staff already spend considerable time managing existing pedestrian traffic and patron noise from the Lansdowne Hotel and its associated backpacker hostel upstairs. Additionally, we regularly clean up dumped furniture, garbage, and unfortunately, deal with public urination in Knox Street - issues that will only be massively exacerbated by this development's scale and concentration of short-term visitors and lack of public amenity and accountability.

Scale and Impact (DCP Section 3.2 - Defining the Public Domain)

- The DA is grossly disproportionate to our local area's character and infrastructure as envisioned and invested in over decades by the City of Sydney, NSW Government's 24-Hour Economy Commissioner, Chippendale Collective, residents and businesses.
- Despite its size, the development will not generate meaningful business for local establishments other than the connected Lansdowne Hotel owned by the applicant.
- The concentration of so many transient guests moving back and forth 24/7 via Knox St, will overwhelm local infrastructure placing an excessive negative burden on the neighbourhood, its residents and other businesses.

Environmental Impact (DCP Section 3.5.2. Urban Vegetation)

- The DA fails to meet the minimum 15% canopy coverage requirement under DCP Section 3.5.2.
- The DA lacks adequate landscaping improvement to offset its dense urban setting.
- The DA does not adequately address integration of green space in an already dense urban environment while offering zero plans for reducing or mitigating its impact on the community.

Traffic and Safety (DCP Sections 3.1.1 Streets, lanes and footpaths and 3.1.2 Pedestrian and bike network) (Data was derived from previous metrics from studies provided to council engineers/planners and councillors.)

- There is a significant contradiction in the DA itself which claims Knox Street is "quiet" while simultaneously proposing it as a primary access point for frequent deliveries and waste collection – essentially a service lane and garbage collection point.
- This is further contradicted by the DA's Statement of Heritage Impact stating: "Knox Street was once a thriving part of the local community, with shops and small business engaging directly with the street".
- Knox Street can have up to 200-300 daily pedestrian movements, including residents with shopping carts, prams, e-bikes, cycles as well 100's of Notre Dame Uni students moving between City Rd and Shepherd/Grafton St campuses. When there is an event on

at Victoria Park, day and night, (such as Australia Day celebrations) many multiples of this number of people will use Knox Street as their primary gateway to and from Victoria Park.

- The proposed development will add 100-200 daily vehicle trips through surrounding streets for guest drop-offs, pick-ups and deliveries at Knox Street. Already we have 100's of vehicles using Grafton, Knox and Shepherd Streets daily, including the morning and afternoon vehicles who run the 'STOP' sign, using Grafton and Knox Streets as a rat-run to avoid Broadway congestion.
- Dozens of speeding e-bike deliveries and wrong-way vehicle traffic pass daily across the Knox, Shepherd and Grafton Street intersection.
- As a business operating at this intersection, we regularly witness instances of road rage between vehicle drivers, e-bikes riders, cyclists and pedestrians (including collisions) and regular parking disputes while emergency services vehicles can have extreme difficulty accessing the corner of Knox and Shepherd Streets.
- During school term residents from throughout Chippendale cycle up and down Shepherd Street for drop-offs and pick-ups at surrounding schools, pre-schools, universities and businesses.
- Despite decades of neglect by the city in providing basic safety infrastructure and traffic calming measures by having siphoned off the levied public domain contributions from nearby developments that were meant to be used on Knox Street (e.g. 1998 redevelopment approval of apartments at 5 Knox Street was conditional on a Knox Street plan for traffic calming and streetscaping measures), Knox Street remains a vital neighbourhood connection, serving as a critical pedestrian corridor and an essential link between Broadway, Victoria Park, and the heart of Chippendale's residential and cultural precinct.
- The DA's dismissive characterisation of Knox Street as merely a 'service lane' for waste collection, deliveries, drop-offs and pick-ups shows a complete disregard for its vital role, effectively reducing this historical neighbourhood thoroughfare to nothing more than a back-of-house service alley. Confirming the DA's contempt and disregard for the public domain that it is leveraging to support the proposal.

24/7 Vehicle Access and Loading (DCP Section 3.11.13)

- The Plan of Management (PoM) is inadequate by failing to effectively address how it will manage to reduce the development's impact upon the amenity of surrounding properties from the specific issues that will be generated from such a high concentration of services and activity.
- The PoM (Section 7.2 Deliveries and trades) states: "Regular deliveries are expected for linen, F&B supplies, housekeeping which will be received on the lower ground floor." This clearly and deliberately underestimates the complexity and increased traffic congestion and associated noise that will converge on Knox Street given the scale and 24/7 activity from what would be one of the 'World's Largest Backpacker Hostels'.
- It's ludicrous and impractical to suggest "No Parking" zones in surrounding back streets (Knox, Shepherd & Grafton) could be the designated points for 24/7 guest drop-offs and pick-ups. With 1,058 beds and average stays of 2-3 nights (calculated by DA docs), this will generate 100-200 daily vehicle movements (based on 25% of guests arriving and leaving by rideshare).

- The existing driveway access directly from Broadway, operational since 1974, has been deemed unsuitable and therefore ignored in the DA as a drop-off and pick-up point despite meeting the criteria under SEPP (Transport and Infrastructure) Clause 2.119(2)(a) and (b). This establishes that the access is both practical and safe, having operated successfully for nearly 50 years, and its continued use would not adversely affect the safety, efficiency or ongoing operation of Broadway.

Operational Impacts (DCP Sections 3.11.13 and 3.13.1)

- The site is proposed to be part of the Special Entertainment Precinct, with the ability to override existing controls, to enable later hours subject to performance events, essentially extending the base hours of the roof top bar and garden bar beyond 10pm.
- The proposed waste management (56 bins, three collections weekly) will significantly disturb both residents and businesses - particularly if allowed to continue Telstra's current twice weekly 4am collections.
- The scale of this development, compared to the ongoing challenges we already face from the relatively small number (50 beds) at the Village Broadway above the Lansdowne Hotel, would create an unmanageable concentration of late-night activity, complaints, noise, security and safety issues, in what is primarily a residential area on the southern side of Knox Street and nearby Shepherd Street.

The numerous overlapping issues and multiple areas of non-compliance with the DCP - from traffic, safety and waste management to scale and amenity impacts - clearly demonstrate the severe and compounding negative impact this development would have on our local community and the balance and brand we have worked to achieve in Chippendale.

To date the character and careful development of Chippendale has been so successful that Time Out, in 2024, ranked it as the 7th coolest neighbourhood in the world and Australia's coolest neighbourhood – a recognition earned through years of thoughtful, community-focussed development and small-scale venues that respect and enhance the area's heritage. This proposed development, with its overwhelming scale and misuse of Knox Street, threatens to undermine the very qualities that have made Chippendale internationally recognised for its unique character and liveability.

Knox Street and Chippendale deserve more than to be reduced to mere service corridors and transit routes for a development of this immense scale. The current Development Application shows a total disregard for the public spaces it will exploit and benefit from. Furthermore, it proposes a closed-loop business model that limits economic opportunities for nearby businesses. I strongly urge the Council to reject Development Application D/2024/1165.

Regards,



Bjorn Godwin

21 Shepherd St Chippendale NSW 2008



From: Mariabradley

Sent on: Tuesday, February 4, 2025 10:15:45 AM

To: council

Subject: I OPPOSE D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart

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

I strongly oppose this development for transient backpackers- this development should be for longterm accomodation of essential workers, the elderly , young professionals etc etc

There is a HOUSING CRISIS not a backpacker crisis

Totally fed up with the direction this city is heading and pushing young people out to different states

Sincerely
Maria Bradley

From: Michael Mobbs
Sent on: Tuesday, February 4, 2025 10:26:16 AM
To: City of Sydney; Joel Stuart
CC: bjorn; Mat Burri; Friends Of Chippendale

Subject: Objection to D/2024/1165, 184-200 Broadway NSW 2008

Attachments: 4 Feb Final submission Friends of Chippendale.pdf (1.62 MB), 4 Feb Final submission Friends of Chippendale.docx (1.31 MB)

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

Dear Joel

Please find the objection by Friends of Chippendale attached in WORD and PDF formats.

Could you kindly acknowledge receipt, please?

Thank you for your prompt and professional assistance to us in preparing and lodging our objection; we appreciate you and Council.

Sincerely

Michael

Michael Mobbs

I have to do something for Earth every day

Sustainable Projects
58 Myrtle St Chippendale NSW 2008

www.sustainablehouse.com.au/

ABN 80571933970

<https://www.coolseats.com.au/>

Instagram

Facebook <https://www.facebook.com/sustainablehouse>

Submission by Friends of Chippendale

4 February 2025

Collaborators and organisers of community group to respond to project: Bjorn Godwin

Mat Burri

Michael Mobbs [redacted]

Contact:

[redacted]
[redacted]

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Attachments:

- ∞ Letters to professional bodies about potential departures from codes of conduct:
 - Royal Australian Institute of Architects, Engineers Australia, Planning Association
- ∞ Notes about the law

Summary

1. The proposal has no energy or water data to allow assessment of its climate pollution. The documents fail to either or both understand or apply the principles of ecologically sustainable development as required by the *Environmental Planning and Assessment Act*.
2. The proposal does not mention 'climate emergency', 'climate pollution', the types or amounts of energy and water used, stormwater produced or sewage produced and makes no reference to Sydney City Council's several climate policies; this seems to be an extraordinary failure of the project process which we cannot understand.
3. The exterior of the building is attractive but distracts from the truth of the building inside. In truth, the substantive building design poses as a backpackers hostel to take advantage of more lenient building codes than those which apply to student and longer-stay housing buildings. This inaccurate categorisation of the building type seeks to allow the proposal to maximise density and avoid stricter planning obligations.
4. We ask Council to class the project as one requiring compliance with the stricter planning obligations applying to housing than those described in the project documents, and to refuse the application.
5. We will make a second submission as soon as we complete reviewing the documents.

Our position

1. The proposal should be rejected for the reasons offered in this and other submissions many of which we have considered during the drafting of this submission. We know over 300 individual submissions have been made asking Council to reject the proposal.
2. A proposal we may support will include:
 - a. Housing;
 - b. Sustainable use of water, energy, waste matching or exceeding other projects which have brought international recognition for the projects and Chippendale (examples include: Central Park which recycles sewage and rain, makes its own energy, Sydney's Sustainable House which for 28 years has kept all rain and sewage – over 2.5 m litres - on the household site and makes all its own energy); community composting where over 300 to 400 kg of food waste is composted in the footpath gardens each week;
 - c. Ground level diversity such as a through site link between Knox Street and Broadway, landscaping of Knox street to slow vehicles and confine use to

delivery and building access including redirecting one way traffic from West to East;

- d. Any revised proposal is more likely to be supported by our community if we are consulted about it during the design process.
 3. Because, for decades, we have engaged with each other - Council, developers and others - our community and Council have achieved international recognition of Chippendale as the 'seventh coolest suburb' on Earth. We will protect and increase the dynamics which have produced this recognition.
-

NOTE: We appreciate that this is a lengthy submission.

The document length is unavoidable as this project is the biggest and will have the most significant impact in our community since the redevelopment of Central Park.

The proponent's documents are far lengthier which we have had to read, understand and collate our community response here in two weeks. Please accept that in the two weeks we have done our best to absorb the information, analyse it and create our submission including providing content we consider ought to have been in the application documents.

Responding to proposal lodged without community consultation

The moment the proposal was made public, it was clear to the Chippendale community that, if realised, it would not only be detrimental to the area, but also not comply with many existing rules and regulations. Brought to us mid-January 2025 with complete disregard for the community - not one example of local consultation – the proposal will impact us most. It triggered a quick response. Our Chippendale community first got together on Jan 21st at Knox Bar to discuss the proposal and published a fact sheet (in the appendices). This gathering was facilitated by Michael Mobbs and Bjorn Godwin and all present had a chance to speak and discuss. The contributions and conversations were rich and varied. Businesses and residents were widely represented.

A week later, at the follow-up meeting, other residents added their input. Together the events attracted over 70 people.

We are aware the meetings and over 300 submissions geographically represent a suburb-wide response so we say with confidence there is no "NIMBY" thinking in the objections, rather fact-based responses. We may use the computer programme we paid for to enable individual, unique submissions to be tracked both as to content and location. To maintain confidentiality we are, unfortunately, unable to publish here a map showing the location of the objectors. Council may review the geographical spread with its own data. We have also

consulted with the Chippendale Residents Interest Group (CRIG) who have provided helpful support and information.

Each participant brought their unique lived experience and shared valuable insight. With the help of those who worked in or knew about a broad range of activities we considered emergency services, access, waste management, water usage, taxi drop-off, wheelchair and prams access, road safety . . .

The following history is the fruit of a collection of concerns expressed by the community, collectively referred to as "Friends of Chippendale".

The history below of Broadway and Knox Street shows how the Chippendale community lives and breathes here and has done so for many decades, developing both knowledge and love for our streets, buildings, footpaths, parks and friends, despite the eyesores and polluting main roads around us. Since our community began our public discussions another group, YIMBY SYDNEY, has responded with its own campaign, and the final part of this history suggests we two groups, one from our community, one supporting new development across Sydney, have lots in common.

YIMBY Done Right

The Telstra building is in an ideal location to support increased housing supply, aligning with **many** Sydney YIMBY principles of density, affordability and accessibility. However, this DA does not contribute to a real housing solution—instead, it packs 1,058 beds into overcrowded, substandard conditions, creating an urban slum. The simplest way to improve affordability and access to housing in Sydney is to build more of it, but this development fails to achieve that goal. Rather than supporting well-planned urban growth, it exploits planning loopholes to avoid proper regulation, prioritising profit over liveability.

We support affordable, sustainable, and well-planned growth, but the proposed backpacker hostel on Broadway fails to deliver real housing. Instead of providing long-term homes, it prioritises short-term, high-turnover accommodation, doing nothing to address Sydney's housing crisis. This project will drive up rents, strain infrastructure, and worsen congestion. It is the failed Randwick suburb backpacker developments but worse, on steroids.

1 Knox Street

Knox Street: A Microcosm of Urban Development Failure

Introduction

Knox Street, though a relatively small and often overlooked street in Chippendale, serves as a focal point for the broader concerns surrounding the proposed Development Application (DA) at 184-200 Broadway. This project, like many before it, will significantly impact Knox

Street and the immediate neighbourhood while failing to contribute meaningfully to its upkeep or improvement. Despite being a well-used gateway from Chippendale to Victoria Park and Broadway, Knox Street has long suffered from neglect, with little to no reinvestment in its public space, even as surrounding developments have brought increased foot traffic, vehicle congestion, and waste management burdens.

Since at least 1998, when developer contributions were first levied on 5 Knox Street, hundreds of thousands of dollars have been collected from surrounding projects under Sydney's Developer Contributions Plan.

However, enabled by a lack of transparency, these funds have never been applied to Knox Street's immediate area, leaving its public realm unimproved despite growing demand.

The only tangible improvement to Knox Street in the last 25 years has been the recent planting of three sapling trees—one of which was incorrectly planted and subsequently removed, making this a truly lame and token effort.

Friends of Chippendale have long lobbied for substantial improvements to the local area, presenting streetscaping and traffic-calming measures to City engineers and lobbying councillors for many years. Despite these sustained efforts, no concrete action has been taken to address the persistent infrastructure and public space deficiencies in Knox Street and the broader neighbourhood. This ongoing inaction further highlights the failure of urban planning in Chippendale, where essential community needs are consistently sidelined in favour of large-scale private developments.

This submission will specifically reference the various planning codes and specific concerns that Friends of Chippendale have highlighted, including the lack of sustainable development measures, the failure to consider climate impacts, and the ongoing pattern of developments proceeding without proper community consultation. As noted in this submission, the proposal does not account for key environmental sustainability factors such as energy use, water consumption, stormwater management, and climate pollution. The absence of such considerations represents a failure to comply with the principles of ecologically sustainable development required by the *Environmental Planning and Assessment Act*.

Furthermore, the Friends of Chippendale submission highlights the broader systemic issues tied to our proposed Western Gateway Project and the need for integrated, sustainable urban planning. This proposed DA contradicts efforts to create a liveable, community-oriented urban space and instead follows the pattern of unchecked, profit-driven development that erodes local character and liveability.

The following sections will address these concerns in detail, emphasising why this project must be reconsidered because of its negative long-term impact on Chippendale.

The Impact of Large-Scale Developments

The pattern of large-scale institutional and backpacker developments eroding local character and economic vitality is well-documented.

The University of Notre Dame's expansion into Chippendale in 2005 offers a cautionary precedent, demonstrating how high-density student-focused projects can displace small businesses, overburden public infrastructure, and transform vibrant neighbourhoods into ghost towns outside of academic terms.

In Fremantle, Western Australia, the University has purchased all the properties four blocks deep and 8 blocks wide between the city and the sea - and about a quarter of the city is now denied both rates, taxes and almost any street life.

The Case of Randwick: A Warning Signⁱ

The negative impact of high-density, transient-focused developments is not limited to educational institutions. The decline of Randwick due to an influx of backpackers further illustrates the risks.

Once ranked among the world's most attractive suburbs for property buyers, Randwick has since suffered from rising rents, business closures, and economic stagnation. With 22 vacant shopfronts on its main street alone, Randwick has seen its local economy hollowed out as backpacker accommodation replaces a more sustainable mix of businesses and residents. The economic strain, lack of community investment, and the prioritisation of transient populations over long-term residents have left Randwick struggling to regain its former vitality. ¹ "It's Just Dead": Sydney Suburb "killed off" by backpackers, news.com.au, January 20, 2025

The Threat to Chippendale

The proposed DA at 184-200 Broadway threatens to replicate Randwick failures in Chippendale.

By branding itself as a backpacker hostel to exploit weak regulatory loopholes, it avoids essential planning obligations while significantly increasing density. As seen in Randwick, this type of development contributes little to the local economy beyond pub sales and exacerbates the loss of small businesses, reinforcing a cycle of neglect. Without proactive urban planning and community-driven consultation, Chippendale risks following the same

downward trajectory, losing the unique vibrancy that has made it a celebrated and liveable urban environment.

Misclassification and Loopholes

Worse still, the proposed DA operates as a Trojan horse, disguising itself as a backpacker hostel to take advantage of more lenient planning codes, particularly under Sydney's Development Control Plan (DCP) and State Environmental Planning Policies (SEPPs), which permit higher density and reduced infrastructure requirements for hostels.

However, its design and facilities clearly align with long-term student housing, as evidenced by its ensuite rooms, high bike storage capacity, absence of transient visitor infrastructure, structured waste collection plan, and dedicated mental health program. The inclusion of a mental health support system further confirms that the intended residents are not short-term backpackers but long-term student tenants, as such programs are typically integrated into student accommodations rather than transient lodging facilities.

Further reinforcing this, the DA explicitly highlights its location within 200-500m of Sydney University and UTS, a factor that is irrelevant for backpacker accommodation but essential for student housing. Backpackers do not require proximity to universities, whereas students do, further demonstrating that the real intent behind this development is to function as student accommodation while avoiding the regulations that apply to such facilities.

Flawed Comparisons to Other Developments – “Next House”, Copenhagen

Additionally, the DA closely mirrors the design and operational model of Next House Copenhagen, a well-established mixed-use student accommodation and hostel facility. Next House is officially classified as student accommodation, prioritising international and Danish students with long-term housing solutions while offering some short-term stay options. It is located near the University of Copenhagen and provides an extensive range of social, study, and communal facilities, catering primarily to students.

However, unlike Next House, which integrates dedicated student facilities, co-working spaces, and large communal areas, the proposed DA at 184-200 Broadway lacks these essential amenities. Instead, it relies on existing public infrastructure, adding further strain to Knox Street and its surroundings.

This direct replication of a student housing model, without the necessary supporting infrastructure, further underscores that the Broadway development is fundamentally designed as student accommodation rather than a transient backpacker hostel.

Planning and Regulatory Concerns

This DA is also operating within a grey area of planning controls, taking advantage of regulatory loopholes to maximise density and avoid stricter planning obligations. This issue extends beyond this specific development and highlights a broader systemic failure that the City of Sydney must investigate. If projects like this continue to exploit hostel classifications to build de facto student housing, it will set a dangerous precedent and undermine the integrity of the city's planning framework. The Council must review this practice and require developers to justify their models transparently, ensuring that similar projects in the future are subjected to the appropriate regulatory scrutiny.

Conclusion

The proposed DA at 184-200 Broadway imposes significant and largely unaddressed burdens on Knox Street and its surrounding neighbourhood. By posing as a backpacker hostel to take advantage of more lenient planning codes, this Trojan horse development circumvents stricter planning controls and fails to contribute meaningfully to Knox Street's infrastructure. If approved, this project will set a dangerous precedent, weakening the integrity of Sydney's planning system and allowing further misuse of backpacker classifications to bypass student housing regulations.

The City of Sydney must take these factors into account when granting or refusing a proposal that fundamentally alters the function of this critical local street. Additionally, the Council must conduct a broader review of this grey area in planning controls, ensuring that all similar developments are required to justify their operational models transparently and comply with appropriate regulatory frameworks.

Finally, when considering refusal and the opportunities that may bring the developer, Council and the community the Council and all of us must ask a strategic planning question: what are the benefits to be won by all involved when a redesigned project proposes a broad mix of housing types at a time of an Australia-wide housing crisis – there's not sufficient housing for our existing population.

2 Broadway – The Western Gateway Project

The City Road, Knox Street and Broadway intersections are unlovely but loved.

Michael Mobbs' 1998 brief to students from which they were to develop proposals to underground traffic and make it a pedestrian plaza is referred to here to indicate the depths of the Chippendale community's love hate relationship with this public domain.

Western Gateway Project

City Road and Broadway, Broadway, Sydney 1998

One of the busiest intersections in Sydney is at City Road and Broadway.

Students in Michael Mobbs' class (Environmental law) at the Engineering Faculty of the University of Technology were asked to assess the current and future pollution and the costs of that intersection, and to redevelop it to introduce new, sustainable uses. Here is a summary of some options advanced by students which are presented in a way intended to give effect to the requirements of the NSW environmental legislation.

Existing intersection not a sustainable development:

- Implementing sustainable development requires the integration of economic and environmental considerations. If there are threats of serious or irreversible environmental damage, lack of scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation: **Protection of the Environment Administration Act** s6. Over the long term, the environmental trends need to be positive. For example, to manage fish resources, fish populations need to be sustained: **Greenpeace v New Zealand Minister for Fisheries**; NZ High Court. By analogy, to be managed sustainably, road intersections need to use air, water and energy sustainably. Currently, the intersection is not managed sustainably as the pollution trends are negative.
- the trend is for daily car volumes and pollution to increase in the 1 km of road at the intersection ie 500 metres either side:

	Daily Volume	Daily/annual Pollution	Daily Volume	Daily/annual Pollution
	1985		1996	
Parramatta Rd	57, 896	13.895 tonnes/ or 5071 tonnes per yr carbon dioxide 1.1 other noxious gases/ or 401 tonnes per yr	64, 321	15.43/ or 5635 tonnes per yr carbon dioxide 1.2 other noxious gases/ or 446 tonnes per yr

- These figures do not include City Road; in 1996 it carried 51, 211 cars each day, indicating that in 1996 the 1 kilometre of road at the intersection carried over 100,000 cars a day and produced over 10,000 tonnes of air pollution.
- The public health costs caused by this pollution may be quantified from existing research, and may be ranked as significant.

- Energy for lighting is from unsustainable sources (coal-fired power stations);
- 11,600 cubic metres of stormwater runs off part of the intersection each year and put oil, heavy metals and nutrients into Sydney Harbour (Blackwattle Bay); stormwater from Victoria Park adds to this runoff. RTA and/or local councils may be liable to litigation for this pollution: ***Clean Waters Act, Protection of the Environment Administration Act.***
- Currently Victoria Park pool uses over 4 million litres of water a year just for backwashing, at a cost of roughly some \$10,000 per year. The pool is managed by South Sydney Council. The Western Gateway project would integrate the use of water and energy at the pool and the intersection in a sustainable, cheaper way than current uses.

A sustainable intersection: the Western Gateway Project:

- The new intersection will reduce the air and stormwater pollution, and will reduce the water and energy bills of the local council, and the energy bills of the RTA. The Western Gateway will integrate the use of the intersection with the management of stormwater and renewable energy. It will re-use water to supply the Victoria Park swimming pool, and it will use renewable solar energy for street lighting. The cutting would be lit by natural lighting and solar-generated electricity.
- A pedestrian plaza will be created around ground level, with vehicular traffic below in a cutting covered with a slab on top; the cutting would be about 8 m high, 40 m wide, in the current road alignment. The cost for this work may exceed \$50 million.
- Against this cost will be the reduction in public health costs, pollution costs, and the income derived by selling air space rights above the cutting. A building less than 15 metres high is envisaged, with less bulk than the former ANZ bank building. It would provide shelter and shops along the edge of the park. Landscaping would turn this into a green and welcoming “Western Gateway to Sydney”.
- The cutting would remove conflicts with pedestrian traffic and pollution would be reduced due to stop-start movements because traffic lights would be removed from at least: left turn from City Rd to Broadway; left turn from Broadway to City Rd; left turn from Broadway to Glebe Pt Rd; and the left turn from Glebe Pt Rd to Broadway.
- Filters would remove part of the air pollution from the vehicular traffic. The pumps to run the filters would be powered by the sun and the wind with back up from the main electricity grid using grid-connected inverters.
- The design goal would be to remove at least the amount of pollution that is generated by the increase in traffic since 1985 and which is generated by future increases in traffic, ie at least 600 tonnes of carbon dioxide a year, and at least 40 tonnes of other noxious gases a year.
- The stormwater from the plaza and Victoria Park will be harvested and stored to supply the swimming pool. The council will buy the stormwater from the RTA which would store the water under and beside the cutting created by the Western Gateway.

- The NSW EPA will licence NSW councils for their stormwater pollution, probably later in 1998. By harvesting the stormwater from Victoria park the South Sydney Council may be able to reduce its licence fee and enhance its capacity to comply with EPA stormwater goals.

Calculations:

- Stormwater: average rainfall = 1220.7 mm; assume the Western Gateway is in an area 500 long on Broadway, 200 m long on City Rd, then the project is about 9500 square metres = 11,600 square metres of water runs over the road each year from that land alone, and, as none is presently absorbed, the water enters Blackwattle Bay.
- Victoria Park pool: backwashing each week at over 100,000 litres per backwash, weekly during summer and fortnightly during winter, at 85 cents per kilolitre (to rise each year):
 - 40 backwashes x 100, 000 l = 4,000,000 litres per year, or \$3,400 in water usage charges, plus over \$10,000 in fixed sewage and water connection fees, with EPA licensing charges being additional. The amount of water used in the pool would be more as this figure allows for backwashing only.
 - the council pays additional water fees for water usage in Victoria Park
- an average of 0.24 kg of carbon dioxide is produced per kilometre; an average of 0.019 kg of noxious gases (carbon monoxide, NOx, hydrocarbons): NRMA Clean Air 2000: www.nrma.com.au/cgi-bin/emisscalc.cgi.

NOTE: this emission rate would drop if the intersection or some of its lanes were through traffic without traffic lights as cars pollute less when travelling around 70 kmh than when idling or stop-starting.

Michael Mobbs, 29 June 1998
 Sustainable Projects Manager
 tel [REDACTED]

4 Unsustainable

Summary:

- ∞ The documents do not name the energy source(s) for the building or the pollution from it.
- ∞ Climate pollution is not mentioned nor are Council's policies about reducing it.
- ∞ This omission is either careless or, to use a legal term meaning "intentional" - mens rea. If mens rea in the project team is proven (through litigation or other means) as

being to ignore climate pollution, there may be professional or regulatory consequences for those proposing and selling their services for the project.

- ∞ Early feedback from fire and ambulance services is they don't know how they or the occupants would access or leave the building in the event of a fire or emergency health situation – the exterior is attractive but the heart of the design, the truth of it, is what is and is not provided inside and outside the building. We see the improved façade as hiding the truth of the building and, in turn, its significant negative practical, social and environmental impacts. We will make further submissions on this aspect.

General Council position on climate pollution:

“Climate change is the most serious environmental challenge that human beings have faced. It is the defining issue of our time.

Globally, the largest contributor to climate change is the burning of fossil fuels for energy. Burning these fuels releases emissions that create a greenhouse effect in the atmosphere. This traps increasing levels of solar heat and causes warming. An energy transition to renewable energy is already well underway. To avert the worst consequences of climate change, we need to accelerate this transition.

That's why we're pursuing ambitious but achievable goals of our own as part of our climate emergency response. Our vision is for a resilient, sustainable Sydney that remains one of the world's most vibrant and liveable cities for decades to come.

Our [environmental strategy 2021-2025](#) sets these targets for our area:

- ∞ 70% reduction in greenhouse gas emissions by 2030 from 2006 baseline
- ∞ net zero emissions by 2035
- ∞ 50% of electricity demand met by renewable sources by 2030.”

<https://www.cityofsydney.nsw.gov.au/environmental-action/energy-and-climate-change>

“Scope The policy applies to City employees, contractors, service providers, suppliers, leasers, customers, grant recipients and volunteers working with us or on our land. This policy is to be implemented across all council functions, activities and decision making.”

<https://www.cityofsydney.nsw.gov.au/policies/environmental-sustainability-policy>

We agree with the Council.

By this submission we seek to support the urgent actions sought by Council.

In the first six weeks of 2025 some of the extreme damage and costs caused to Earth's climate by unsustainable development include:

- ∞ [Townsville](#), Qld: Never-before-seen [rainfall](#) and floods;
- ∞ Never-before-seen fires in South Australia, Western Australia, Victoria;
- ∞ Sydney's raw sewage 'fatballs' washing up and causing beaches to be closed;
- ∞ The Great Barrier Reef is collapsing and will mostly disappear in the next decade;
- ∞ Earth-wide similar never-before-seen fires, floods, droughts, crop failures causing cascading human and biodiversity deaths.

Without quantified energy, water, stormwater and sewage data use the environmental impact of the proposal cannot be assessed.

Without that data, no assessment may be made whether the project triggers the precautionary principle in the *Environmental Planning and Assessment Act*. Below is preliminary analysis whether the principle is triggered in this project so that the burden of showing and quantifying the impacts and solutions shifts to the developer (we rely on two leading court decisions, *Telstra v Hornsby Shire Council* and *Bob Brown Foundation*).

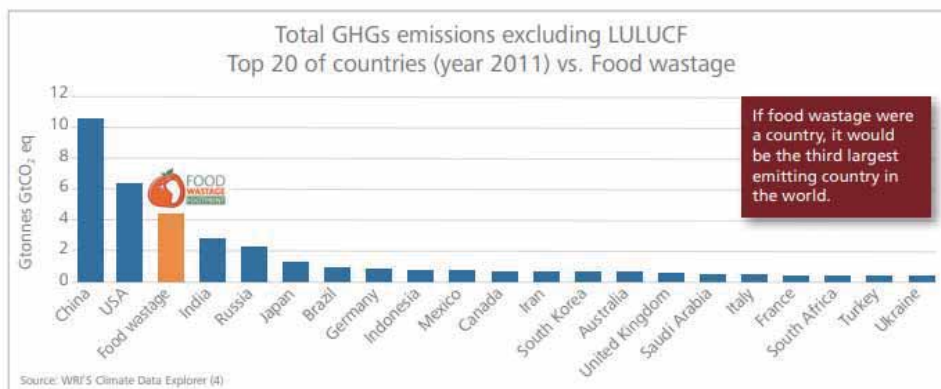
Because climate pollution has been ignored in the project documentation and the process up to now this section offers preliminary estimates and quantification of the pollution and explains the law about it. We offer this comment to assist Council consider the issue.

We do so because we have legitimate expectations that for the balance of the process climate pollution will be considered by all involved. Prompted by the lack of interest by the project proponents in Earth's plain-to-see existential collapse we, of course, accept our individual and community responsibility and have begun to act to prevent, reduce or otherwise solve climate pollution from the project.

Food waste pollution, when graphed as a country, is the third most polluting country after China and the US.

Thus, we are exploring practical options such as collaborating to compost all the waste food ourselves through to last resorts such as inviting a court to intervene in the process using our third party legal rights.

As we did for Central Park where, as a last resort, we invited the court to review the Minister's decision; the court's decision is referred to below.



Graph created by FOA showing where food waste would sit in terms of global emissions if it were represented as a country¹. LULUCF indicates Land Use, Land Use Change and Forestry.

Total Carbon Emissions and Water Use

The total carbon emissions of the Chippendale Broadway Hostel contribute 2.77 million kg CO₂ into the atmosphere per year, and 7,593 kg CO₂ per day. The total water usage of the project per day estimated for 50% guest capacity adds an additional strain to the infrastructure of 106,400 litres per day and 38,836,000 litres per year. Given the urgency of the climate crisis, the lack of an environmental impact plan, and the infrastructure climate burden on the community based on its emissions and resource usage we are taking action now to oppose the project in its current form, and to propose solutions.

Introduction to the Problem: Climate Change and Chippendale

Anthropogenic (human-caused) climate change results from global emissions of greenhouse gases such as carbon dioxide (CO₂) that trap heat within Earth's atmosphere causing a continual increase in global average temperatures. The United Nations recognizes a temperature increase of 1.5°C as the goal for limiting global average surface temperature change to in respect to the pre-industrial 1850-1900 average¹. This accelerated heating of Earth's atmosphere has led to the effects of what we now colloquially deem the 'climate crisis' that underlies a host of symptoms such as changes in precipitation patterns, more extreme temperatures, increasing drought, increasing bush fire frequency and intensity, increasing water scarcity, rising sea levels, habitat degradation, and increasing storm

¹ "1.5°C: What It Means and Why It Matters." *United Nations*, United Nations, www.un.org/en/climatechange/science/climate-issues/degrees-matter. Accessed 1 Feb. 2025.

intensity that deeply impact all environmental, social, and economic aspects of everyday life².

In the Chippendale neighbourhood on Broadway Street near the tip of Victoria Park the AVM development company has proposed the addition of a 1064 bed and 164 room backpacker hostel. This project is proposed as a 5+ story \$13 million renovation and alteration to an existing commercial building.

At 50% and 100% hostel capacity, this presents dramatic population and environmental impact in Chippendale. It has a 6.8% and 13.6% increase in the Chippendale population respectively. The size and scale of this business operation present a disproportionately larger producer in comparison to the relative residential character of the neighbourhood.

As we humans struggle to slow climate change and how developments may improve environmental impacts we see our responsibility being to secure the social, economic, and environmental health and the well-being of the project and Chippendale. To achieve this let's understand the climate impacts and challenges facing us here.

We have legitimate expectations that the proponent and Council will act on this submission and our communal disappointment at having to divert our limited time and resources to stopping a local "climate bomb".

These notes explore and provide preliminary estimates for the climate impact of the Chippendale Broadway Hostel by investigating its carbon and methane pollution. As the documents do not say whether gas ie methane is to be used the notes confine the estimates to mains electricity and will be supplemented by a follow up submission if and when the role of gas (methane) energy is clarified. We will do so in the context of some states and building professions banning gas (methane); for example, Victoria has banned gas (methane) in all new projects.

Waste Production

The Australian government's Department of Climate Change, Energy, the Environment, and Water estimates that the average Australian produces 312 kg of food waste per year³. Which translates to 0.855 kg/ per person per day. This production of waste using the [waste calculator](#) from the Cool Seats website based on estimates from the

² "What Is Climate Change?" *United Nations*, United Nations, www.un.org/en/climatechange/what-is-climate-change. Accessed 1 Feb. 2025.

³ "Reducing Australia's Food Waste." *DCCEEW*, www.dcceew.gov.au/environment/protection/waste/food-waste. Accessed 1 Feb. 2025.

University of Princeton’s Sustainable Composting Research at Princeton (SCRAP) Lab equates to 1.2825 kg of CO₂ equivalent emissions per person per day⁴.

Utilising these calculations in combination with the Chippendale Broadway Hostel’s predictions within its Waste Management Plan, its carbon emissions due to its waste production can be approximated. The Waste Management Plan estimates the addition to the waste production stream by outlining projected waste volumes for garbage, recycling, and food waste it plans to collect through a series of 21 garbage bins, 22 recycling bins, and 13 food waste bins. The volume prediction for garbage, recycling, and food waste production per week is 15,106 litres, 15,757 litres, and 9,729 litres respectively⁵. Please refer to the following Figures 1, 2, and 3 to see the converted equivalent kilograms of CO₂. The annual production of carbon emissions as a result of the hostel waste production is 2,707,080.50 kg CO₂ per year or 7,417 kg CO₂ per day.

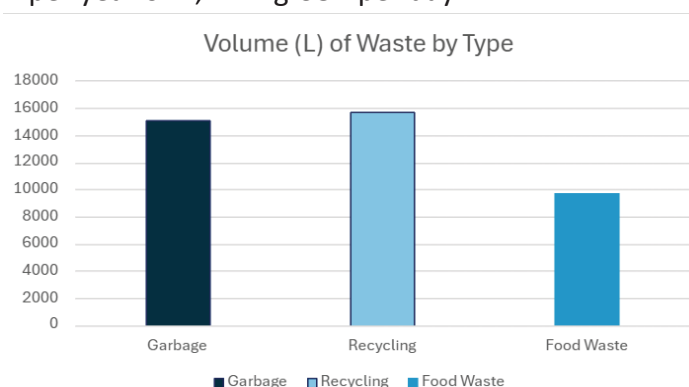


Figure 1: Volume production of garbage, recycling, and food waste streams in litres

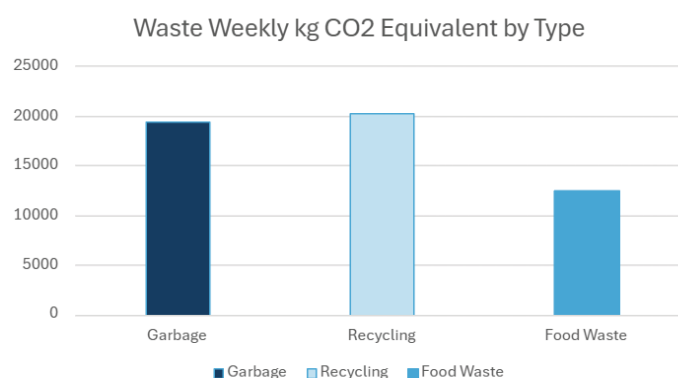


Figure 2: Weekly production of garbage, recycling, and food waste streams in kg CO₂

⁴ "Research – S.C.R.A.P. Lab." *Princeton University*, The Trustees of Princeton University, scrapp.princeton.edu/research-opportunities/. Accessed 1 Feb. 2025.

⁵ "Waste Management Plan." *City of Sydney*, Auswide Consulting, 11 Dec. 2024, eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!!6pp81SyuWFVmyBqifM9HSLAUAmEOOq+bDiFjuw%3D%3DmlutcyFtb2g%3D&ext=PDF&filesize=98206&modified=2021-07-13T04:08:59Z.

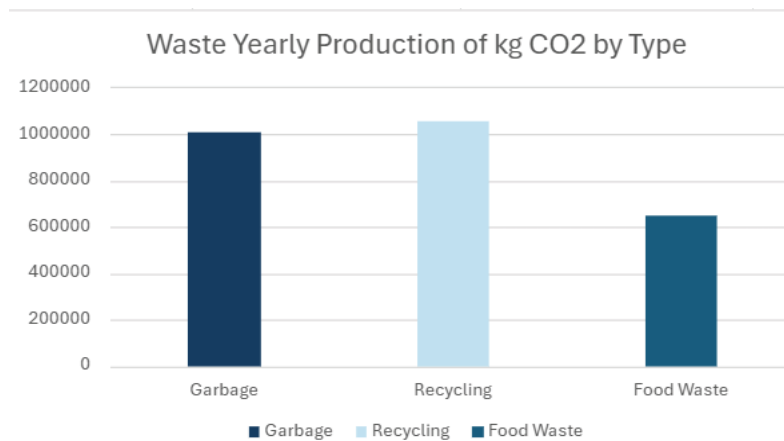


Figure 3: Yearly production of garbage, recycling, and food waste streams in kg CO2

Water use

Sydney Water estimates each individual uses an average of 200 litres of water per day⁶. At a 25% guest capacity, this equals 53,200 litres per day or 19,418,000 per year. At a 50% guest capacity, this equals 106,400 litres per day or 38,836,000 litres per year. At a 75% guest capacity, this equals 157,800 litres per day or 57,597,000 litres per year. At a 100% guest capacity, this equals 212,800 litres per day or 7,767,200 litres per year.

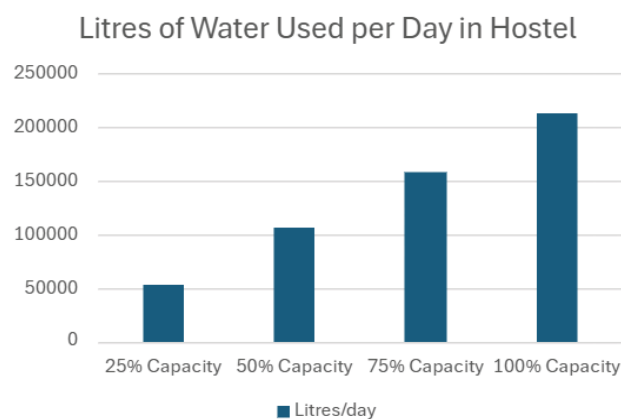


Figure 4: Daily water usage of hostel

⁶ "Water Use and Conservation." *Sydney Water*, 2024, www.sydneywater.com.au/education/drinking-water/water-use-conservation.html#:~:text=How%20much%20water%20do%20you,drinking%20quality%20water%20every%20day.

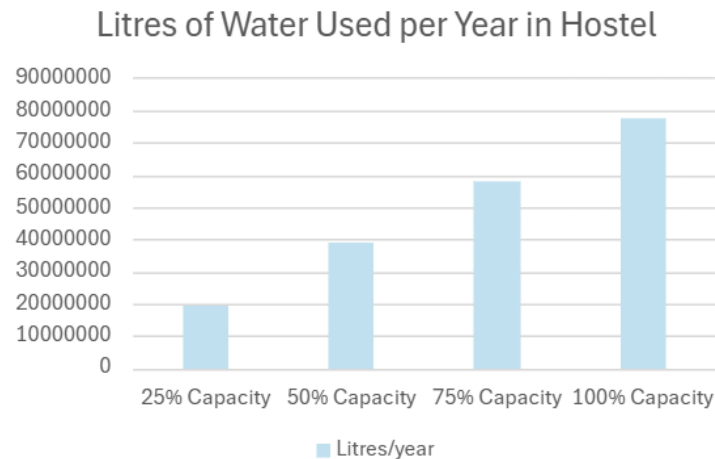


Figure 5: Yearly water usage of hostel

Energy Use

The built environment is one of the highest contributors to global carbon emissions accounting for approximately 43% of emissions. Within this sector, hotels have a disproportionate impact in relation to residential and other commercial-use buildings in terms of energy usage intensity (EUI). This can be attributed to hotel industries around the clock service requirements operating at a high level 24 hours a day all year round catering to guest movement and arrival/departures. Additionally, the industry lends itself to the promotion and prioritisation of guest experience and comfort over efficiency and energy savings.

Based upon a study from Singapore’s Building and Construction Authority the industry standard average energy usage intensity of hotels is 241 kWh/m² per year⁷. As the Chippendale Broadway hostel has a gross floor area of 6760 m² for development this means that the hostel utilises a total of 1,629,160 kWh/year or 4,463 kWh/day. Utilizing the US EPA’s Green House Gas Equivalencies Calculator the total yearly kWh production can be calculated to be an emission equivalent of 641 metric tons CO₂ per yer (641,000 kg CO₂ per year) or 1756.16 kg CO₂ per day⁸.

⁷ “Building Energy Benchmark Report.” *Singapore Building and Construction Authority*, 2018, www1.bca.gov.sg/docs/default-source/docs-corp-buildsg/sustainability/bca_bebr_abridged_fa_2018.pdf?sfvrsn=ea0f8a99_4.

⁸ “Greenhouse Gas Equivalencies Calculator.” *US EPA*, Environmental Protection Agency, www.epa.gov/energy/greenhouse-gas-equivalencies-calculator#results. Accessed 1 Feb. 2025.

Total Carbon Emissions and Water Usage

The total carbon emissions of the Chippendale Broadway Hostel contribute 2.77 million kg CO₂ into the atmosphere per year and 7,593 kg CO₂ per day. The total water usage of the project per day estimated for 50% guest capacity adds an additional strain to the infrastructure of 106,400 litres per day and 38,836,000 litres per year. Given the urgency of the climate crisis, the lack of an environmental impact plan, and the infrastructure climate burden on the community based on its emissions and resource usage take action now and oppose the project development through the city council.

References:

- "Building Energy Benchmark Report." *Singapore Building and Construction Authority*, 2018, www1.bca.gov.sg/docs/default-source/docs-corp-buildsg/sustainability/bca_bebr_abridged_fa_2018.pdf?sfvrsn=ea0f8a99_4.
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- "Waste Management Plan." *City of Sydney*, Auswide Consulting, 11 Dec. 2024, eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!6pp81SyuWfVmyBqifM9HsIAUAmEOOq+bDiFjuw%3D%3DMLutcyFtb2g%3D&ext=PDF&filesize=98206&modified=2021-07-13T04:08:59Z.
- "Water Use and Conservation." *Sydney Water*, 2024, www.sydneywater.com.au/education/drinking-water/water-use-conservation.html#:~:text=How%20much%20water%20do%20you,drinking%20quality%20water%20every%20day.
- "What Is Climate Change?" *United Nations*, United Nations, www.un.org/en/climatechange/what-is-climate-change. Accessed 1 Feb. 2025.
- "1.5°C: What It Means and Why It Matters." *United Nations*, United Nations, www.un.org/en/climatechange/science/climate-issues/degrees-matter. Accessed 1 Feb. 2025.

The law about climate pollution and environmental damage

NSW planning law, the *Environmental Planning and Assessment Act 1979*, requires decision makers such as Sydney City Council or any planning authority having jurisdiction to consider this development application to consider the environment and the project's impact as follows:

“4.15 Evaluation

(cf previous s 79C)

- (1) **Matters for consideration—general** In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—
- (a) the provisions of—
- (i) any environmental planning instrument, and
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - (iii) any development control plan, and
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
 - (v) (Repealed)
- that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.”

<https://legislation.nsw.gov.au/view/whole/html/inforce/current/act-1979-203#sec.4.2>

The definition in the Act of ‘ecologically sustainable development’ is in the notes below. It says the “precautionary principle’ may be activated in specified circumstances. The precautionary principle will be activated if there is:

- a. a threat of serious or irreversible environment damage; and requires consideration of:
- a) the spatial scale of the threat
 - b) the magnitude of possible impacts, on both natural and human systems
 - c) the perceived value of the threatened environment
 - d) the temporal scale of possible impacts, in terms of both the timing and the longevity of the impacts
 - e) the complexity and connectivity of the possible impacts
 - f) the manageability of possible impacts, having regard to the availability of means and the acceptability of means

- g) the level of public concern and the rationality of and scientific or other evidentiary basis of the public concern and
- h) the reversibility of the possible impacts and if, reversible, the time frame for reversing the impacts and the difficulty and expense of reversing the impacts.

And,

- b. scientific uncertainty as to the environmental damage.

Telstra Corporation Limited v Hornsby Shire Council [2006] NSWLEC 133

When the principle is activated the burden of demonstrating the environmental impacts may be sustainable shifts to the applicant of a project and requires the applicant to show the community and determining authority there are facts and science which do not cause a threat of “serious or irreversible environment damage”, and such “scientific uncertainty” as may exist does not require refusal of the project.

These principles were affirmed by the Federal Court in *Bob Brown Foundation Inc v Minister for the Environment (No 2)* [2022] FCA 873 at paragraphs [19]-

[33]: <https://www.austlii.edu.au/cgi-bin/viewdoc/au/cases/cth/FCA/2022/873.html>

Our community relied on this law when we invited the Land and Environment Court to apply it to the proposed redevelopment of Central Park in Chippendale: *Drake-Brockman v Minister for Planning and Another* [2007] NSWLEC 490.

Drake-Brockman v Minister for Planning and Another

[2007] NSWLEC 490

Jagot J

25-26 July, 13 August 2007

Administrative Law — Ultra vires — Major development — Approval of concept plan by Minister — Validity — Environmental assessment requirements to be prepared by Director-General — Consultation — Whether Director-General's report included statement relating to compliance with environmental assessment requirements — Whether report can constitute statement relating to compliance with environmental assessment requirements or whether separate "certification" necessary — Environmental Planning and Assessment Act 1979 (NSW), Pt 3A.

Ecologically Sustainable Development — Precautionary principle — Inter-generational equity — Greenhouse gas emissions — Requirement to take into consideration when assessment development — Mandatory assessment — Burden of proof of impact of development on climate change — Environmental Planning and Assessment Act 1979 (NSW), Pt 3A.

The Department of Planning declared the redevelopment of a former Brewery site to be a project to which Pt 3A, of the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) applied on the ground that it was of regional planning significance, in June 2006. In July 2006, the proponents submitted a concept plan. Later in July 2006, the June order was revoked and a new order made as issues had been raised about the legal efficacy of the original order. The July 2006 concept plan was then assessed.

The Director-General gave a report to the Minister on the concept plan for the project in February 2007 which included 45 pages by the Director-General and eight appendices. Screenshot roponent's statement of commitments, the expert

• Extract from the court's decision on the Chippendale community's litigation

After the court dismissed our case we appealed to the NSW Supreme Court. Then the developer and our community negotiated changes to the project to, among other things, harvest and use rain water and sewage on site, to generate energy there (a trigeneration plant) and similar sustainable solutions to offset the climate and other pollution.

Accordingly, we withdrew our court appeal.

The project now enjoys international recognition for its sustainability.

4 Money and equity

Money for the developer:

Our quick estimate of the business case for the project shows it is a good investment and are based on a 100% occupancy rate:

∞ \$40 per night x 1058 x 7 days = \$300k approximately a week gross revenue.

- ∞ Or, about \$15.5m a year total income with about a 2 to 3 year payback on the construction costs.
- ∞ Obviously the developer will have 24/7 staffing, pool cleaners, room cleaners and a lot of cleaning required for each room given each room has its own shower, vanity and sink.

There is no information in the project documents about potential financial or other contributions for public domain works. The project is designed to benefit the adjoining Lansdowne Hotel, since it's owned by the same group, and a new access to the lane and the hotel is proposed to increase patronage of the hotel and the hostel.

We will in a subsequent submission offer draft conditions of approval which seek to benefit and renovate the adjoining public spaces and which also benefit this or any alternative project.

Money for local residents and businesses:

There is no information in the project documents about potential financial or other contributions for public domain works. We will offer draft conditions of approval which:

1. Keep all rain on the site in the adjoining streets – design solutions are offered with plans, data;
2. Require works in the public streets around the site to be constructed by the developer during works on the site;
3. Require all food waste to be composted nearby in compost options provided by the developer and maintained by the Chippendale community with the resulting compost applied to the streets and footpath gardens so as to improve and grow the health and canopy of trees and plants and, in turn, to cool the suburb and lower air conditioning costs, beautify and promote biodiversity;
4. Reverse one way traffic in Knox street to west to east from the existing east to west (to stop the street being used as a rat run to avoid the Broadway intersection, and, with the assistance of an amended road design, to slow traffic and give pedestrians both practical and legal priority over vehicular traffic.

Equity for the developer and the community

- ∞ **For the developer:**
[to be provided in a second submission]
- ∞ **For the community:**
∞ [to be supplemented in a second submission]

The truth of the building is inside it, and the attractive exterior hides that truth.

When viewed through a social justice and equity lens this project can be seen as using exterior design as a ploy to distract from:

- ∞ The slum-like crowding of beds and people in spaces so small and de-humanising the proponents and their consultants may be expected to never choose for themselves;
- ∞ The Sydney-wide lack of well-located and affordable housing will, instead, create a slum because of its high, densely housed and transient population being too big to be managed.

What do health professionals say?

Health professionals have commented to us in different words but all to the effect that, having worked in and around local hospitals and emergency services near Chippendale and the inner city, and seen data relating to this in previous roles, they know that:

- ∞ backpackers hostels are hotspots for both sexual assaults and drug-related harm (such as overdoses); and
- ∞ they are concerned about the impact of this social environment both for the people who may stay at the hostel, and the local community, particularly given the significant scale of the proposed development.

6 Conditions of approval - to be provided in subsequent submission

Attachments:

Letters of complaint to professional bodies –

- ∞ Royal Australian Institute of Architects,
- ∞ Engineers Australia,
- ∞ Planning Association

Copy of our letter to Planning Association provided below. The other letters to the Royal Australian Institute of Architects and Engineers Australia are in almost identical terms as the three codes of conduct are roughly similar and are available on request:

Planning Institute of Australia
PO Box 5427
Kingston ACT 2604 Tel: 02 6262 5933
membership@planning.org.au ABN 34 151 601 937

<https://www.planning.org.au/membershipinformationnew/code-of-professional-conduct>

Dear Planning Institute

May I draw a new project in Chippendale, Sydney, to the attention of your Institute and ask if you may kindly let me know if you agree the code of conduct for members has not been observed there by one or more of your members?

The potential breaches of the Code include these elements in it:

- 'Commitment to good planning principles and decisions based on facts and evidence
- Sustainable and ethical development'

The facts and background to our request are in the submission by The Friends of Chippendale dated 4 February 2025, attached.

Some facts about the project are provide below, and you may take this link to the Development Application documents on the Sydney City Council website:
<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2452042>

Thank you

Sincerely
Friends of Chippendale
(Contacts: Michael Mobbs, Bjorn Godwin, Mat Burri)

Code of conduct

"Planning Institute of Australia (PIA) Code of Professional Conduct | 21 November 2023

INTRODUCTION

This Code provides the core principles of conduct required of our Members to ensure they practice their profession with the highest ethical and professional standards. The Code serves to ensure integrity of planning decisions and of the planning system as a whole, and to foster confidence and respect for the planning profession within the community.

In adhering to this Code, Members should pursue an appropriate balance of the following:

- Commitment to good planning principles and decisions based on facts and evidence
- Sustainable and ethical development
- Efficient and economically sound outcomes
- Aboriginal and Torres Strait Islander peoples' connections to country and their internationally recognised rights to self-determination and free, prior and informed consent (consistent with the UN Declaration on the Rights of Indigenous Peoples)
- Responsible management of natural and built resources
 - Effective and fair governance
- Pleasant, healthy, safe and socially connected working and living environments.

The Institute requires its Members to adhere to the following core principles which underpin the Code, as detailed in this document:

1. Competency, due care and diligence
2. Respect, honesty and integrity
3. Professional behavior [sic]
4. Confidentiality and disclosure. ”

And:

“PIA recognises that the decisions we make now as planners in guiding urban and regional development extend far beyond current influences and shape the future environments in which communities will live. PIA believes that planners working for the different levels of government or in the private sector have a responsibility to integrate planning for climate change into their work and be proactive in the development of mitigation and adaptation

strategies to avoid harm and negative impacts to present and future ecosystems, human and nonhuman populations.” <https://www.planning.org.au/documents/item/11208>

Facts about the project circulated to community - below

184-200 Broadway Development Fact Sheet

A Critical Examination by Friends of Chippendale

Project Overview Location: 184-200 Broadway, Chippendale Proposed: 1,058-bed "backpacker hostel" Estimated Construction Cost: \$13 million Renovation of existing Telstra building

Environmental Impact Highlights Carbon Emissions Total yearly carbon emissions: 2.77 million kg CO2 Daily carbon emissions: 7,593 kg CO2

Water Usage Daily water usage at 50% capacity: 106,400 litres Yearly water usage at 50% capacity: 38,836,000 litres

Waste Production Weekly waste volumes: Garbage: 15,106 litres Recycling: 15,757 litres Food waste: 9,729 litres

Critical Concerns Misclassification Marketed as backpacker hostel Actual design aligns with student accommodation Exploits lenient planning code

Infrastructure Strain Increases Chippendale population by 6.8-13.6% Overwhelms local street infrastructure No meaningful public domain contributions

Community Impact Potential increase in: Traffic congestion Waste management challenges Noise and social disruption

Community Stance Over 300 individual submissions opposing the project. Calls for: Sustainable development Meaningful community consultation Transparent planning process

Key Recommendations Reject current development application Require comprehensive environmental impact assessment Mandate public infrastructure improvements Ensure genuine affordable housing solution

Contact Friends of Chippendale friendsofchippendale@

Notes about the law

The Environmental Planning and Assessment Act says: Part 1, 1.4:

“ecologically sustainable development has the same meaning it has in section 6(2) of the [Protection of the Environment Administration Act 1991](#).”

Definition of ‘ecologically sustainable development’: *Protection of the Environment Administration Act, 1991* section 6 (2)

<https://legislation.nsw.gov.au/view/html/inforce/current/act-1991-060#sec.6>

“(2) For the purposes of subsection (1) (a), ecologically sustainable development requires the effective integration of social, economic and environmental considerations in decision-making processes. Ecologically sustainable development can be achieved through the implementation of the following principles and programs—

- (a) the precautionary principle—namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by—

- (i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and
- (ii) an assessment of the risk-weighted consequences of various options,

-
- (b) inter-generational equity—namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,
 - (c) conservation of biological diversity and ecological integrity—namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,
 - (d) improved valuation, pricing and incentive mechanisms—namely, that environmental factors should be included in the valuation of assets and services, such as—
 - (i) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,
 - (ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,
 - (iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.”

Submission by Friends of Chippendale

4 February 2025

Collaborators and organisers of community group to respond to project: Bjorn Godwin

Mat Burri

Michael Mobbs

Contact:

Contents

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Attachments:

- Letters to professional bodies about potential departures from codes of conduct:
 - Royal Australian Institute of Architects, Engineers Australia, Planning Association
- Notes about the law

Summary

1. The proposal has no energy or water data to allow assessment of its climate pollution. The documents fail to either or both understand or apply the principles of ecologically sustainable development as required by the *Environmental Planning and Assessment Act*.
2. The proposal does not mention 'climate emergency', 'climate pollution', the types or amounts of energy and water used, stormwater produced or sewage produced and makes no reference to Sydney City Council's several climate policies; this seems to be an extraordinary failure of the project process which we cannot understand.
3. The exterior of the building is attractive but distracts from the truth of the building inside. In truth, the substantive building design poses as a backpackers hostel to take advantage of more lenient building codes than those which apply to student and longer-stay housing buildings. This inaccurate categorisation of the building type seeks to allow the proposal to maximise density and avoid stricter planning obligations.
4. We ask Council to class the project as one requiring compliance with the stricter planning obligations applying to housing than those described in the project documents, and to refuse the application.
5. We will make a second submission as soon as we complete reviewing the documents.

Our position

1. The proposal should be rejected for the reasons offered in this and other submissions many of which we have considered during the drafting of this submission. We know over 300 individual submissions have been made asking Council to reject the proposal.
2. A proposal we may support will include:
 - a. Housing;
 - b. Sustainable use of water, energy, waste matching or exceeding other projects which have brought international recognition for the projects and Chippendale (examples include: Central Park which recycles sewage and rain, makes its own energy, Sydney's Sustainable House which for 28 years has kept all rain and sewage – over 2.5 m litres - on the household site and makes all its own energy); community composting where over 300 to 400 kg of food waste is composted in the footpath gardens each week;
 - c. Ground level diversity such as a through site link between Knox Street and Broadway, landscaping of Knox street to slow vehicles and confine use to

delivery and building access including redirecting one way traffic from West to East;

- d. Any revised proposal is more likely to be supported by our community if we are consulted about it during the design process.
 3. Because, for decades, we have engaged with each other - Council, developers and others - our community and Council have achieved international recognition of Chippendale as the 'seventh coolest suburb' on Earth. We will protect and increase the dynamics which have produced this recognition.
-

NOTE: We appreciate that this is a lengthy submission.

The document length is unavoidable as this project is the biggest and will have the most significant impact in our community since the redevelopment of Central Park.

The proponent's documents are far lengthier which we have had to read, understand and collate our community response here in two weeks. Please accept that in the two weeks we have done our best to absorb the information, analyse it and create our submission including providing content we consider ought to have been in the application documents.

Responding to proposal lodged without community consultation

The moment the proposal was made public, it was clear to the Chippendale community that, if realised, it would not only be detrimental to the area, but also not comply with many existing rules and regulations. Brought to us mid-January 2025 with complete disregard for the community - not one example of local consultation – the proposal will impact us most. It triggered a quick response. Our Chippendale community first got together on Jan 21st at Knox Bar to discuss the proposal and published a fact sheet (in the appendices). This gathering was facilitated by Michael Mobbs and Bjorn Godwin and all present had a chance to speak and discuss. The contributions and conversations were rich and varied. Businesses and residents were widely represented.

A week later, at the follow-up meeting, other residents added their input. Together the events attracted over 70 people.

We are aware the meetings and over 300 submissions geographically represent a suburb-wide response so we say with confidence there is no "NIMBY" thinking in the objections, rather fact-based responses. We may use the computer programme we paid for to enable individual, unique submissions to be tracked both as to content and location. To maintain confidentiality we are, unfortunately, unable to publish here a map showing the location of the objectors. Council may review the geographical spread with its own data. We have also

consulted with the Chippendale Residents Interest Group (CRIG) who have provided helpful support and information.

Each participant brought their unique lived experience and shared valuable insight. With the help of those who worked in or knew about a broad range of activities we considered emergency services, access, waste management, water usage, taxi drop-off, wheelchair and prams access, road safety . . .

The following history is the fruit of a collection of concerns expressed by the community, collectively referred to as "Friends of Chippendale".

The history below of Broadway and Knox Street shows how the Chippendale community lives and breathes here and has done so for many decades, developing both knowledge and love for our streets, buildings, footpaths, parks and friends, despite the eyesores and polluting main roads around us. Since our community began our public discussions another group, YIMBY SYDNEY, has responded with its own campaign, and the final part of this history suggests we two groups, one from our community, one supporting new development across Sydney, have lots in common.

YIMBY Done Right

The Telstra building is in an ideal location to support increased housing supply, aligning with many Sydney YIMBY principles of density, affordability and accessibility. However, this DA does not contribute to a real housing solution—instead, it packs 1,058 beds into overcrowded, substandard conditions, creating an urban slum. The simplest way to improve affordability and access to housing in Sydney is to build more of it, but this development fails to achieve that goal. Rather than supporting well-planned urban growth, it exploits planning loopholes to avoid proper regulation, prioritising profit over liveability.

We support affordable, sustainable, and well-planned growth, but the proposed backpacker hostel on Broadway fails to deliver real housing. Instead of providing long-term homes, it prioritises short-term, high-turnover accommodation, doing nothing to address Sydney's housing crisis. This project will drive up rents, strain infrastructure, and worsen congestion. It is the failed Randwick suburb backpacker developments but worse, on steroids.

1 Knox Street

Knox Street: A Microcosm of Urban Development Failure

Introduction

Knox Street, though a relatively small and often overlooked street in Chippendale, serves as a focal point for the broader concerns surrounding the proposed Development Application (DA) at 184-200 Broadway. This project, like many before it, will significantly impact Knox

Street and the immediate neighbourhood while failing to contribute meaningfully to its upkeep or improvement. Despite being a well-used gateway from Chippendale to Victoria Park and Broadway, Knox Street has long suffered from neglect, with little to no reinvestment in its public space, even as surrounding developments have brought increased foot traffic, vehicle congestion, and waste management burdens.

Since at least 1998, when developer contributions were first levied on 5 Knox Street, hundreds of thousands of dollars have been collected from surrounding projects under Sydney's Developer Contributions Plan.

However, enabled by a lack of transparency, these funds have never been applied to Knox Street's immediate area, leaving its public realm unimproved despite growing demand.

The only tangible improvement to Knox Street in the last 25 years has been the recent planting of three sapling trees—one of which was incorrectly planted and subsequently removed, making this a truly lame and token effort.

Friends of Chippendale have long lobbied for substantial improvements to the local area, presenting streetscaping and traffic-calming measures to City engineers and lobbying councillors for many years. Despite these sustained efforts, no concrete action has been taken to address the persistent infrastructure and public space deficiencies in Knox Street and the broader neighbourhood. This ongoing inaction further highlights the failure of urban planning in Chippendale, where essential community needs are consistently sidelined in favour of large-scale private developments.

This submission will specifically reference the various planning codes and specific concerns that Friends of Chippendale have highlighted, including the lack of sustainable development measures, the failure to consider climate impacts, and the ongoing pattern of developments proceeding without proper community consultation. As noted in this submission, the proposal does not account for key environmental sustainability factors such as energy use, water consumption, stormwater management, and climate pollution. The absence of such considerations represents a failure to comply with the principles of ecologically sustainable development required by the *Environmental Planning and Assessment Act*.

Furthermore, the Friends of Chippendale submission highlights the broader systemic issues tied to our proposed Western Gateway Project and the need for integrated, sustainable urban planning. This proposed DA contradicts efforts to create a liveable, community-oriented urban space and instead follows the pattern of unchecked, profit-driven development that erodes local character and liveability.

The following sections will address these concerns in detail, emphasising why this project must be reconsidered because of its negative long-term impact on Chippendale.

The Impact of Large-Scale Developments

The pattern of large-scale institutional and backpacker developments eroding local character and economic vitality is well-documented.

The University of Notre Dame's expansion into Chippendale in 2005 offers a cautionary precedent, demonstrating how high-density student-focused projects can displace small businesses, overburden public infrastructure, and transform vibrant neighbourhoods into ghost towns outside of academic terms.

In Fremantle, Western Australia, the University has purchased all the properties four blocks deep and 8 blocks wide between the city and the sea - and about a quarter of the city is now denied both rates, taxes and almost any street life.

The Case of Randwick: A Warning Signⁱ

The negative impact of high-density, transient-focused developments is not limited to educational institutions. The decline of Randwick due to an influx of backpackers further illustrates the risks.

Once ranked among the world's most attractive suburbs for property buyers, Randwick has since suffered from rising rents, business closures, and economic stagnation. With 22 vacant shopfronts on its main street alone, Randwick has seen its local economy hollowed out as backpacker accommodation replaces a more sustainable mix of businesses and residents. The economic strain, lack of community investment, and the prioritisation of transient populations over long-term residents have left Randwick struggling to regain its former vitality. ¹ "It's Just Dead": Sydney Suburb "killed off" by backpackers, news.com.au, January 20, 2025

The Threat to Chippendale

The proposed DA at 184-200 Broadway threatens to replicate Randwick failures in Chippendale.

By branding itself as a backpacker hostel to exploit weak regulatory loopholes, it avoids essential planning obligations while significantly increasing density. As seen in Randwick, this type of development contributes little to the local economy beyond pub sales and exacerbates the loss of small businesses, reinforcing a cycle of neglect. Without proactive urban planning and community-driven consultation, Chippendale risks following the same