

Attachment F3

<h3>Submissions</h3>

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*).

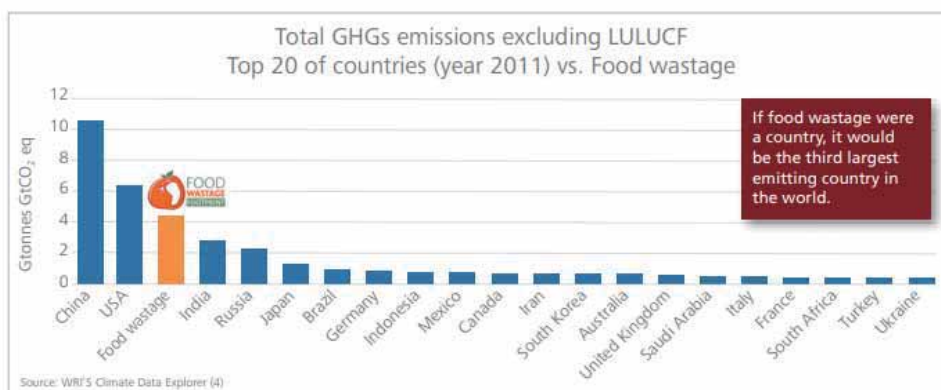
Because climate pollution has been ignored in the project documentation and the process up to now this section offers preliminary estimates and quantification of the pollution and explains the law about it. We offer this comment to assist Council consider the issue.

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 wastage 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.

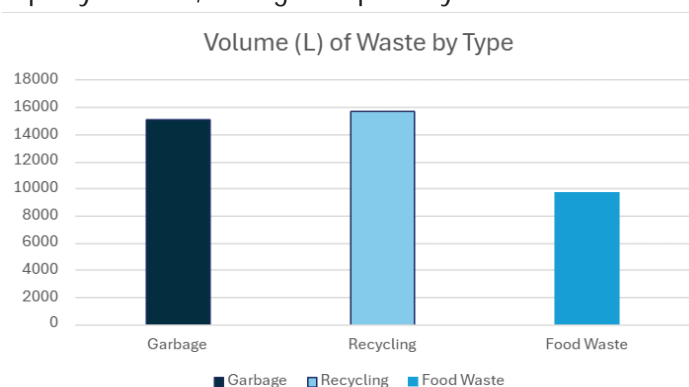


Figure 1: Volume production of garbage, recycling, and food waste streams in litres

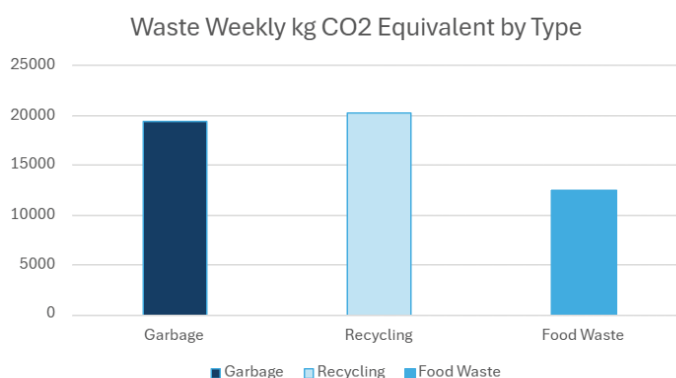


Figure 2: Weekly production of garbage, recycling, and food waste streams in kg CO₂

⁴ "Research – S.C.R.A.P. Lab." *Princeton University*, The Trustees of Princeton University, scrplab.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=!!6pp81SyuWFVmyBqifM9HSIAUAmEOOq+bDiFjuw%3D%3DmlutCYFtb2g%3D&ext=PDF&filesize=98206&modified=2021-07-13T04:08:59Z.

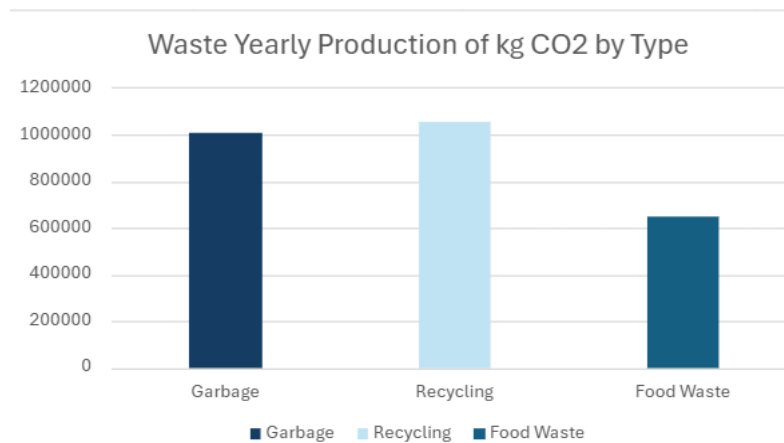


Figure 3: Yearly production of garbage, recycling, and food waste streams in kg CO2

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.

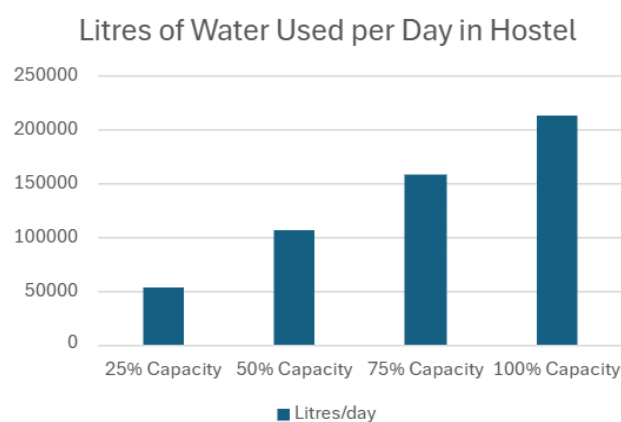


Figure 4: Daily water usage of hostel

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.

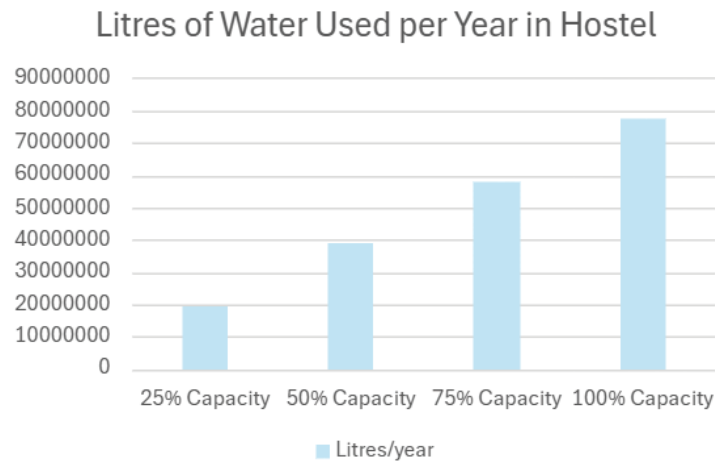


Figure 5: Yearly water usage of hostel

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 Proponent'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.”

From: [REDACTED]
Sent on: Tuesday, February 4, 2025 10:37:27 AM

To: City of Sydney; DASubmissions

CC: Joel Stuart

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:

1. This development does not serve to benefit the local community, the surrounding area, and the overall constituency in any reasonable way.
2. Given the housing crisis we are currently experiencing, residences for short-term visitors should not be our priority and this block of land could be much better used to help those in need of permanent housing or even student housing.
3. This does nothing to build or bolster the area. The increase in transient visitors condensed in this matter will only serve to negatively impact residents and strain resources.

This significant block of land could be used for so many better things that actually contribute to the area. This blatant cash grab proposal is an embarrassment to the city of Sydney and I ask you refuse this application with extreme prejudice.

Yours sincerely,

[REDACTED]
[REDACTED] Rose St, Chippendale NSW 2008, Australia

From: Jotform
Sent on: Tuesday, February 4, 2025 10:49:17 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.

My Name [REDACTED]

Address [REDACTED] Allen St, 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: [REDACTED]

Sent on: Monday, February 3, 2025 9:31:38 PM

To: council; dasubmissions; jstuart

Subject: Opposition to D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008

Attachments: My Submission2 (1).pdf (2.11 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,,

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

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. This is my second submission: after careful consideration, I want to raise a new point.

With this submission, I want to focus on one specific point related to this DA..

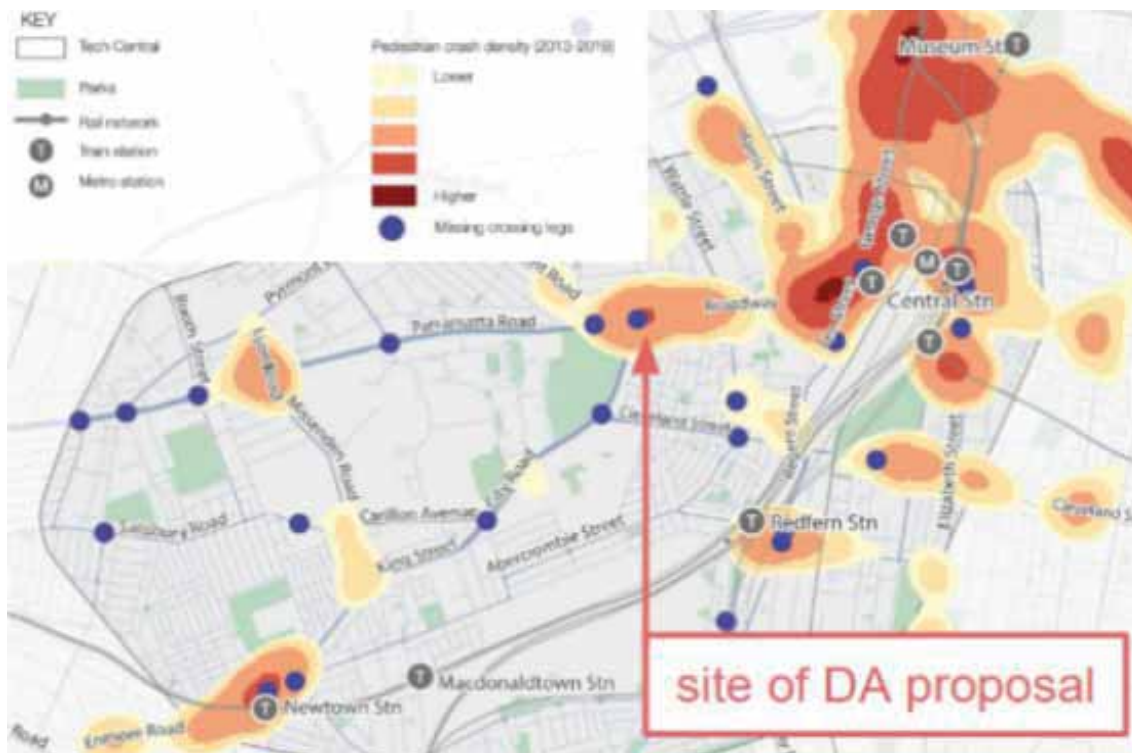
ROAD SAFETY AND BICYCLES:

I am a daily cyclist and learned to drive on the right-hand side of the road. As such I am well placed to anticipate issues regarding traffic and use of bicycles with this proposal.

This DA includes a provision of 1 bicycle spot per 10 beds (around 100 spots). There is no doubt that the typically young, adventurous clientele of backpacker's hostel will embrace this mode of transport.

It is however unrealistic to expect they will use their own bikes: more likely the rental bikes available in Sydney. There are two issues with this:

Safety. Electric bikes, often ridden without helmets by people often accustomed to right-side traffic, are already risky. Placing them on a busy intersection without a cycle lane is reckless— for cyclists, pedestrians sharing the narrow footpath (near the Lansdowne entrance), and road users facing more hazards. Delivery bikes speeding on footpaths is already a problem, which the proposed development would worsen. The proposal offers no solutions.



Graph showing pedestrian crash density.

The **City of Sydney's Tech Central Place-based Transport Strategy (2021)** identifies the area as a pedestrian crash hotspot. The report notes that the area is unsuitable for pedestrian and bicycle access due to heavy traffic..

Parking: Rental bikes, as required by their apps, need to be parked on public spaces (street), not within private parking zones. The streets around Chippendale are already littered with rental bikes, often already gathering around existing, much smaller backpacker's accommodations. They are a nuisance for pedestrians, and serious obstacles for wheelchair users, people with reduced mobility and pram users alike. Adding over a thousand visitors to the area will dramatically exacerbate the issue.

As a side note, the pictures below illustrate my points, and are what I see using the intersection. It didn't take any effort or time.



For higher resolution pictures, please see PDF attached.

Best regards,

[REDACTED]
[REDACTED] Oconnor street
Chippendale 2008

Dear Joel Stuart,,

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

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. This is my second submission: after careful consideration, I want to raise a new point.

With this submission, I want to focus on one specific point related to this DA..

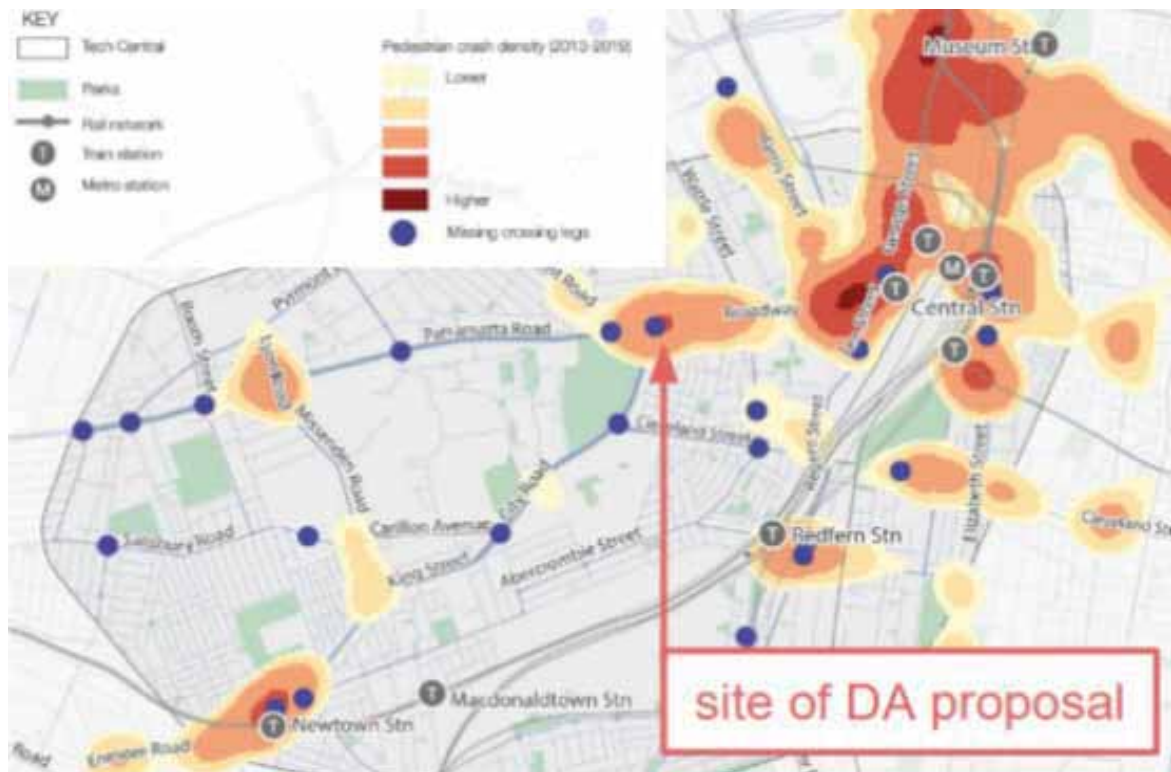
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As a side note, the pictures below illustrate my points, and are what I see using the intersection. It didn't take any effort or time.

Best regards,


Oconnor street
Chippendale 2008



From: [REDACTED]

Sent on: Monday, February 3, 2025 7:28:53 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 proposal does nothing for our community who are struggling with housing everyday, currently have over 1000 people sleeping rough around the inner west, i think this is much more important issue to tackle before a hostel that will be aimed at overseas backpackers, serving no use to our local community.

Yours sincerely,

[REDACTED]

Church St, Newtown NSW 2042, Australia

From: Roisin Kelly

Sent on: Monday, February 3, 2025 5:58:44 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. Travellers and international students create a thriving interesting city and if the proposal satisfies the planning controls it should be approved with mitigations to address valid concerns.

Roisin Kelly
Glebe

From: [REDACTED]
Sent on: Monday, February 3, 2025 10:16:28 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 City of Sydney Planning team

3 February 2025

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

I am a long-term resident of Chippendale. I am extremely concerned about the impacts the proposed development would have on the residents of Chippendale and have lodged feedback on this matter separately (on 28 January 2025). In addition, I am concerned about the lack of proper consideration of Aboriginal values in the vicinity of the proposed development. The DA does not consider the impact of the proposal on Aboriginal cultural heritage.

Aboriginal heritage is not considered in the Statement of Heritage Impact beyond the statement on page 21 that “184-200 Broadway is not known to be an Aboriginal place of heritage significance.” It appears that this statement has been made in reference to the heritage items included on the City of Sydney LEP and no further assessment or consideration of Aboriginal cultural heritage values has been undertaken.

Despite the development of the area Chippendale is known to have retained physical evidence of pre-colonial Aboriginal occupation. A search of the NSW Governments Aboriginal heritage information management system (AHIMS) shows multiple sites registered in the immediate surrounds of the site within areas of heavy development (see AHIMS search and listing below). Site types include stone artefact sites and potential archaeological deposits demonstrating the survival in the area of Aboriginal objects and intact pre-colonial ground surfaces. An Aboriginal resource and gathering site (tent embassy) shows ongoing cultural value to the local Aboriginal community.

The proposal is located in proximity to landscape features (creeks, sand dunes and ridge lines) which should trigger consideration of Aboriginal heritage in accordance with the provisions of the *National Parks and Wildlife Regulation 2019*.

Chippendale is located in proximity to Redfern which is an area of Aboriginal activism and has a demonstrated importance to the local Aboriginal community through the registration of the tent embassy in Victoria Park.

An assessment should be undertaken by an appropriately qualified person in consultation with the Aboriginal stakeholders to consider the impact of the proposal on both tangible and intangible Aboriginal cultural heritage in accordance with the *National Park and Wildlife Act 1974* and *National Park and Wildlife Act Regulation 2019*. This assessment must be undertaken prior to consideration of the development approval so the full impact of the proposal is understood.

I am including below a copy of an AHIMS search which shows the location of registered Aboriginal sites within 1km of the proposed development together with a listing of these. Please note that I have included this information to support my response. The AHIMS information should not be placed on public view.

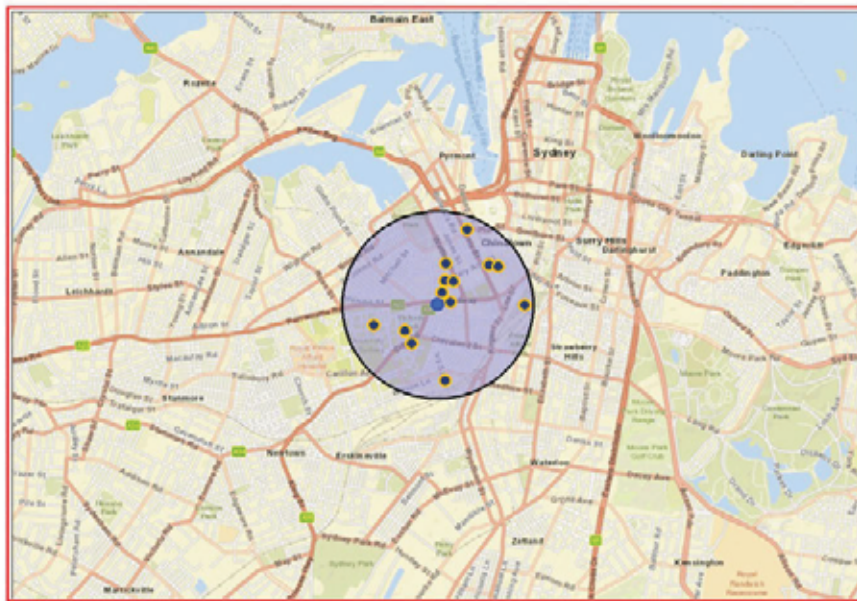
Please do not publish my name and address.

Regards
[REDACTED]

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 184-200 BROADWAY CHIPPENDALE 2008 with a Buffer of 1000 meters, conducted by [REDACTED] on 03 February 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

14	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

List of sites on AHIMS.

Site ID	Site name	Context	Site status	Site features
45-6-2652	Ultimo PAD 1	Open site	Valid	Potential Archaeological Deposit (PAD) : -
45-6-2680	Broadway Picture Theatre PAD 1	Open site	Valid	Potential Archaeological Deposit (PAD) : -
45-6-2822	USYD: Central	Open site	Valid	Artefact
45-6-3071	445-473 Wattle Street PAD	Open site	Valid	Potential Archaeological Deposit (PAD) : 1
45-6-2663	Mountain Street Ultimo	Open site	Valid	Artefact : -, Potential Archaeological Deposit (PAD) : -
45-6-3064	445-473 WATTLE ST PAD	Open site	Valid	Potential Archaeological Deposit (PAD) : 1
45-6-2979	UTS PAD 1 14-28 Ultimo Rd Syd	Open site	Valid	Potential Archaeological Deposit (PAD) : -
45-6-3654	CRS AS 01 (Central Railway Station Artefact Scatter 01)	Open site	Partially Destroyed	Artefact : -
45-6-2629	Broadway 1	Open site	Valid	Artefact : -
45-6-2666	Wattle Street PAD 1	Open site	Valid	Potential Archaeological Deposit (PAD) : -
45-6-4050	RNE-PAD01	Open site	Partially Destroyed	Potential Archaeological Deposit (PAD) : -
45-6-2767	Tent Embassy	Open site	Valid	Aboriginal Resource and Gathering : 1
45-6-2745	University of Sydney Law Building PAD	Open site	Destroyed	Potential Archaeological Deposit (PAD) : -
45-6-2987	Poultry Market 1	Open site	Valid	Artefact : 1

From: [REDACTED]
Sent on: Tuesday, February 4, 2025 11:28:34 AM
To: City of Sydney
CC: JStuart
Subject: DA submission D/2024/1165 > 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.

I do not wish to have my name or address shared publicly with this feedback on this occasion.

I object to what is currently being proposed for this project at 184-200 Broadway Chippendale and provide the following points.

1. The local 'village' atmosphere of Chippendale will be negatively impacted by the number of people (more than 1,000) that can be accommodated at this property
2. The parking in Chippendale is going to be negatively impacted, particularly around Knox Street, Grafton Street and Shepherd Street as the property shows no off street parking.
Taxis and rideshare vehicles dropping off or picking up cannot use Broadway, so the back streets of Chippendale will be used. Vehicles supplying the property, staff vehicles and also the short term rented and purchased touring vehicles of backpackers will be parked on the streets south of Broadway. (The backpacker vans of Glebe Point Road, Glebe, and Victoria Street, Potts Point, are past examples where this can create a really poor outcome for residents and local businesses.
3. A quality hotel, even 3 or 4 star standard would be a welcome addition to the area without the impact of parking and traffic in the same way as backpackers accommodation.

As a general comment, I also consider the lack of public / resident engagement on this proposal is pretty disappointing. While it is not on the same scale as developments go, this approach is vastly in contrast to the positive engagement by developers when the planning stages were in play for Central Park on the old brewery site.

The timing in being lodged over the Christmas / New Year period, then allowing just over 3 weeks for comments is a reminder of what happened with the attempts to close Paints Lane, Chippendale, adjacent to Peace Park.

[REDACTED]
Myrtle Street, Chippendale NSW 2008

From: Jotform
Sent on: Tuesday, February 4, 2025 12:03:07 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]n

Address [REDACTED] Elger St, 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:

Lack of consultation with the community. No profit before people.

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

From: Jotform
Sent on: Tuesday, February 4, 2025 12:45:02 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 ██████████

Address █ Blackfriars 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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My personal reasons for objecting:

We are architects working and living locally in the area.

The development is a fundamental overdevelopment of an area that despite the zoning and permissibility of the particular site is predominantly a collection of small terraces and warehouse conversions. The proposed scale of the development is fundamentally inconsistent with the area including its heritage preservation. The capacity to significantly disrupt a historical, predominantly residential neighbourhood with the development is significant by the proposed use and particularly its scale.

Permissibility under zoning controls or other planning controls does not equate to suitability and the proposed location, despite its position on Broadway, is inconsistent with the intensity of use of surrounding areas and will be fundamentally detrimental to the character of the area by introducing a significant number of transient inhabitants to an area that is generally quiet and well preserved. The volume of transient visitors will substantially detract and impact the area negatively and associated - often poor - behaviour from occupants in backpacker type scenarios spill out into surrounding streets and cause significant disruption to residents.

The proposal should be strenuously refused.

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

From: Jotform
Sent on: Tuesday, February 4, 2025 11:59:16 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 me up-to-date about progress on this issue.

My Name [REDACTED]n

Address Elger St, 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:

Cosmopolitanism and globalism are enemies of meaningful existence

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

From: Jotform
Sent on: Tuesday, February 4, 2025 11:01:18 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] Bronte Rd, Bronte, New South Wales, 2024, 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:

Size and scale of development is over sized for the area.

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

From: [REDACTED]

Sent on: Tuesday, February 4, 2025 1:19:35 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:

Housing Crisis: The development drastically increases the population density without addressing the ongoing housing crisis. It could include flats or student accommodation. But it doesn't.

Infrastructure Strain: Inadequate waste management, energy systems, and infrastructure for increased traffic and delivery vehicles.

Community Impact: Noise, traffic congestion, and population density will strain the local area, creating an untenable living environment.

Safety and Disruption: Potential for increased crime and loss of community cohesion.

No Community Benefit: The proposal prioritizes short-term visitors over long-term residents' wellbeing. Its a quick money grab by developers that will monopolise a tremendous amount of public resources for no benefit to the community.

Yours sincerely,

[REDACTED]

Shepherd St, Darlington NSW 2008, Australia

From: [REDACTED]

Sent on: Tuesday, February 4, 2025 1:21:03 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:

Housing Crisis: The development drastically increases the population density without addressing the ongoing housing crisis. It could include flats or student accomodation. But it doesn't.

Infrastructure Strain: Inadequate waste management, energy systems, and infrastructure for increased traffic and delivery vehicles.

Community Impact: Noise, traffic congestion, and population density will strain the local area, creating an untenable living environment.

Safety and Disruption: Potential for increased crime and loss of community cohesion.

No Community Benefit: The proposal prioritizes short-term visitors over long-term residents' wellbeing. Its a quick money grab by developers that will monopolise a tremendous amount of public resources for no benefit to the community.

Yours sincerely,

[REDACTED]

Shepherd Street, Darlington NSW, Australia

From: Jotform
Sent on: Monday, February 3, 2025 9:46:15 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.
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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.

My personal reasons for objecting:

this development will bring a large number of people who are non residents to an established residential area

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

From: Jotform
Sent on: Monday, February 3, 2025 9:26:09 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

Address Derwent St, Glebe, New South Wales, 2037, 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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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 much population for this part of the city. There is already enough accommodation for students in Sydney.
Not enough hospitals with staff to support the iin take of students and immigration entering and living in our city. More people in our country you need more resources as the citizens should not be affected.

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

From: Jotform
Sent on: Monday, February 3, 2025 9:19:20 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 Derwent St, Glebe, New South Wales, 2037, 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:

Too much population for this part of the city

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

From: [REDACTED]

Sent on: Monday, February 3, 2025 7:28:53 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 proposal does nothing for our community who are struggling with housing everyday, currently have over 1000 people sleeping rough around the inner west, i think this is much more important issue to tackle before a hostel that will be aimed at overseas backpackers, serving no use to our local community.

Yours sincerely,

[REDACTED]

Church St, Newtown NSW 2042, Australia

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,

[REDACTED]

From: Jotform
Sent on: Monday, February 3, 2025 3:11:23 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] rd

Address 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:

At a glance, the transport (roads and traffic) and general public infrastructure in this specific area would not cope with an influx of 1000 'dwellers' on that site. Part of this would be the risk of degradation to the fabric of suburban living for existing 'residents', by an unreasonable increase in population without a planned approach to an increase in amenity and road structures. Shouldn't we be looking more to increasing sustainable affordable housing, which seems to have been widely acknowledged as a key societal issue currently?

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

From: Mel N

Sent on: Tuesday, February 4, 2025 4:06:14 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 Council

I am writing to oppose the proposed plan for the hostel.

1. Traffic

There will be increased traffic in the surrounding areas which already have congestion and often single cars can pass on streets.

Increased in services trucks, taxi, ubers.all trying to access the narrow back streets. Increased traffic also creates noise issues.

The Telstra Exchange was never a busy place being a place for network operations for the telecommunications company and the traffic report failed to address these concerns. Also Knox St is not a "service lane" it is also a residential street with houses and apartments.

Because of busy Broadway there is no potential drop off at the front and as you're aware taxi and ubers will try and do that anyway causing further congestion along a busy road. It would then result in pushing traffic round the back which will create problems for local residents.

2. Issue with temporary use bicycles

Chippendale already has issues with a lot of these pay to ride cycles and putting in a hostel will only increase. These are a nuisance and we don't want any more. The hostel or the council are unable to control whether these companies choose to leave their bicycles, so the SEE doesn't really address this issue and is incorrect in assuming the walkability won't result in increase in bicycle traffic.

3. Noise

Chippendale already experiences noise issues from patrons from various pubs and music venues. Having a hostel will increase noise levels. Please note complaints will be sent to the City of Sydney's wardens and Police, increasing strain on their resources when it is already stretched.

4. Unruly behaviour

Having been a resident of over 15 years I am across noise issues from students and backpackers living in the suburb. While this has improved slightly as it turned into more quiet renters and owner occupiers, there still continued issues. We had endured years of loud parties, broken glass on roads etc and we're not going back to this environment again. There has not been sufficient address of its effects on the neighbourhood amenity.

5. Size inappropriate

As designed this would be one of the world's largest hostels, which is not suitable for a quiet neighbourhood on this side of the Chippendale.

The design also has too many beds, cramming tourists in which will force them out to the communal areas.

6. Use inappropriate

Sydney requires more housing, and this area of Sydney doesn't have as many council facilities. What would be more appropriate is some mixed use housing with council facilities (like a library, meeting rooms), student accommodation (maybe bought by one of the nearby Universities), lower cost housing for essential workers.

7. Environmental issues

There are hardly any on sight permanent employees at an exchange, as compared to all these tourists generating tonnes of waste daily. Not to mention the drain of resources such as energy consumption and water consumption. Again these aren't addressed adequately in the DA submission.

8. Final comments

Generally concerns have not been addressed in the SEE or any of the other documents in submission adequately which clearly seemed to be a tick a box exercise by the developer. There has been no community consultation run. It was further a dirty play to submit this close to Christmas and have submissions so close to the start of the year when people are away. I query the Council's own integrity in this process which seems to be in favour of the developer. We will be raising these issues with our local minister.

Regards

Mel

From: Madeleine O'Dea
Tuesday, February 4, 2025 4:16:42 PM
Sent on: DASubmissions
To: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel
Subject: Stuart
Attachments: DA number- D20241165 - objections, Madeleine O'Dea.pdf (112.26 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.

Dear City of Sydney Planning Team

I write to object to [Development Application D/2024/1165](#).

I have lived in Chippendale for 27 years, having bought my home in [REDACTED] Street, Chippendale, with my husband in March 1998. During those 27 years, Chippendale has developed into one of the most diverse, dynamic, and creative suburbs in Sydney, while still maintaining its essential character as a safe, accessible, and friendly place which is respectful to all its residents, both old and new.

In that time, Chippendale has welcomed waves of new residents, both owner occupiers and renters, while also providing a home to particular vulnerable communities such as those serviced by Foyer Central in City Road, which caters to young people who transitioning from Out of Home Care are at risk of homelessness. Bounded by three universities (UTS, University of Sydney, and Notre Dame) Chippendale has also attracted a large number of international students to live here, and is also home to two backpacker hostels within the suburb, with a number of others close by.

I note that Chippendale is now the suburb with the second highest density in Sydney, second only to Haymarket.

For many years Chippendale residents have been waiting for the old Telstra Exchange building to be available for development. Situated on the dress circle of Broadway, equidistant from UTS and Sydney University and situated in the midst of the various buildings that make up Notre Dame University, the site's potential to make a significant contribution to the residential and commercial needs of the area were plain. At a time of significant housing stress in Sydney, and bearing in mind the need to house both a large number of international students and the staff and support workers of our neighbours within the Tech Central Hub, like the three Universities, the Royal Prince Alfred Hospital, and the developments around Central Station, I was excited when news came through that the Telstra site had finally been sold to a developer.

To say the developer's plans for the site, as expressed in DA D/2024/1165, were a disappointment would be a major understatement. Instead of proposing a plan which responds to one of the recognized needs in central Sydney as set out in Sydney City Council and State Government plans, such as for residential housing for workers serving central Sydney businesses and institutions and the many employers within the Tech Central Hub, or for international students finding it increasingly difficult to find affordable housing, or for social housing to address the precarity we witness every day in our city as housing stress bites, the developers instead propose what would be the biggest backpacker hotel in the world!

Leaving aside the many other productive uses for which the old Telstra site could be developed, I believe the sheer scale of the backpacker hostel being proposed by D/2024/1165 is sufficient reason for the application to be dismissed.

The density of the development – 1064 new residents in a suburb with a population of 9282 – is concerning enough. This would result in an 11.5 % increase in the density of our suburb, which is – as I noted above – already the second highest density suburb in Sydney. In addition, the DA makes it plain that the pressure of many of the services needed to satisfy such a large transient population would fall on the residents of Chippendale, and in particular on the immediate neighbourhood. For example, Knox Street, a narrow steeply

sloping residential street which runs behind the Telstra site, would be the prime access point for drop offs, rubbish collection, deliveries, and emergency and other services for the envisaged 1000 plus occupants of the hostel. The way in which this impact is understated in the DA is just one example of the weakness of their proposal overall. I have itemised some of the additional shortcomings in the attached document, but there are many more.

In summary, my objections are centred on the fact that the DA proposes a massive impact on a high-density suburb without it addressing in any meaningful way the needs of that suburb or city of Sydney more broadly. There is no serious engagement with its impacts on local transport, services, safety or amenity. In addition, the occupants of the hostel would be transients with no ties to or investment in the neighbourhood. To my mind, these are grounds for Council rejecting the proposal out of hand, since the development makes no contribution to Council's goals as outlined in its Local Housing Strategy and its Sustainable Sydney Strategy.

Finally, I note that the Tricon Group purchased the Telstra site at the same time as it acquired the adjacent Lansdowne Hotel. I believe that the developers are seeking to maximise the commercial synergies between the two sites, and that this has distorted the planning priorities shaping the DA. I further note they already run a small backpacker hostel within the Lansdowne Hotel.

As mentioned above, the attached document outlines my objections in more detail. I would urge Council to seek from the developers a new application that is more appropriately scaled to a small and space-constrained suburb of inner Sydney, and which makes a more tangible and durable contribution to the social fabric of the area.

Yours sincerely

Madeleine O'Dea

██████ St

CHIPPENDALE 2008

████████████████████

(NB: Name and suburb only for publication)

Attachment

Additional points in support of my objection to DA number: D/2024/1165 by Madeleine O'Dea, resident of Chippendale.

As foreshadowed in my covering letter my main objections to the proposed development are:

- Firstly and most crucially the proposal is a missed opportunity to address the actual needs of central Sydney. At a time of extreme housing shortage in Sydney, a site that is ideally situated for low cost and affordable housing servicing the needs of central Sydney and the stakeholders in the Tech Central Hub will be turned entirely to the use of a transient population to which Chippendale already makes a large contribution.
- The scale of the planned residential facility is disproportionately large. At 1,064 beds it would be the largest backpacker hostel in the world and yet there is no assessment of the need for a hostel of such immense scale. (I note that there are already two backpacker hostels in the immediate area – one run by the developers themselves – and there are a number of others in close proximity.) The proposed backpacker hostel would introduce more than 1000 transient residents into an already high-density neighbourhood, increasing the density of Chippendale (the second highest-density suburb in Sydney) by 11.5 percent. This would have a disproportionate impact on an already very space-constrained part of inner city.
- Traffic impacts would be far greater than the DA documents suggest: the huge increase in vehicle traffic (deliveries, waste collection, service visits etc) would all be via the single narrow, steeply sloping Knox St roadway, creating congestion, pedestrian hazards and noise that would severely affect the numerous residents of Knox St and surrounding streets. To this should be added the impact on Knox St and City Road of increased patronage to the Lansdowne.

Glossing over this, the DA asserts that their development would have “no adverse traffic impacts.” This is clearly absurd. For example, they suggest that guests at the hostel’s primary mode of transport would be walking and share bicycles. This in an area already identified as a pedestrian crash hotspot in the NSW Government’s recently published Transport Strategy for the Tech Central Hub. In addition, that strategy also makes it clear that the local bus services are already considered inadequate for the development of the Hub. The impact of a thousand more residents who would inevitably rely on these existing inadequate services is not addressed.

- The occupants of the hostel would (through no fault of their own) create neighbourhood problems that the developers have not foreseen or prefer to ignore. (Examples include kerbside crowding and noise around the hostel and

the Lansdowne, pressure on neighbourhood facilities, increased local congestion, the clustering of share bikes on footpaths, and the generation of street litter.)

- No measures have been proposed to improve the sustainability of the building as part of its extensive renovation (eg through rainwater capture or the use of solar energy).

In considering the impact of the DA it is important to note that when the developers (Tricon Group), bought the Telstra site, they purchased the adjacent Lansdowne Hotel at the same time. It is almost certain that they see synergies between the two projects, with the hostel providing a steady stream of new customers to the Lansdowne.

In examining the DA, Chippendale community residents like myself are, therefore, assessing the combined impact of the two sites on the neighbourhood; I am hoping that Council will do the same.

Finally, I appreciate that the attraction of tourists and the creation of a vibrant nighttime economy are policy goals of the Council, and that it could be argued that the proposed development would contribute to these. My objection (and that of many residents here) is to the lack of balance and proportion in the plans. The development is over-large on any view. It should be scaled back or, ideally, reconceived as a project more suited to the vision embodied in the Council's plans for the Tech Central Hub and in order to address the extreme need for suitable housing in central Sydney.

Thank you for your attention to my submission. I very much appreciate your time.

Madeleine O'Dea

From: John Brennan
Tuesday, February 4, 2025 4:23:49 PM
Sent on: dasubmissions
To: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel
Subject: Stuart
Attachments: D_2024_1165 objections by John Brennan.pdf (239.29 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.

I wish to register my objections to the above Development Application. Attached to this covering letter is a document setting out my objections in detail.

I have lived in Chippendale for 27 years. Since news emerged two years ago of the impending sale of the Telstra Exchange building on Broadway, I have been looking forward to hearing about plans for its redevelopment. I am bitterly disappointed in the project outlined in the DA currently before Council.

The density of the development – 1064 new residents in a suburb with a population of 9282 – is concerning enough.

But worse is the fact that all the occupants would be transient residents with no ties to or investment in the neighbourhood. To my mind, this is grounds for Council rejecting the proposal out of hand, since the development makes no contribution to Council's goals as outlined in its Local Housing Strategy.

I note that the Tricon Group purchased the Telstra site at the same time as it acquired the adjacent Lansdowne Hotel. I believe that the developers are seeking to maximise the commercial synergies between the two sites, and that this has distorted the planning priorities shaping the DA.

The attached document outlines my objections in more detail. I would urge Council to seek from the developers a new application that is more appropriately scaled to a small and space-constrained suburb of inner Sydney, and which makes a more tangible and durable contribution to the social fabric of the area.

Yours sincerely

John Brennan
[REDACTED] Street Chippendale (name and suburb only for publication)

Development Application D/2024/1165 – Statement of objections

A HUGE MISSED OPPORTUNITY

I have lived in Chippendale for 27 years, during which time I have seen it develop into a diverse, dynamic, and creative suburb, while still maintaining its character as a safe, accessible, and friendly place which is respectful to all its residents, both old and new.

I like the fact that Chippendale caters to a range of residents with differing needs, including homeowners, renters and international students. I welcomed the development of Foyer Central in City Road, which caters to at-risk young people.

So, obviously I do not object to a residential use for the old Telstra site. I was glad when I heard that Telstra were divesting themselves of the property, as it has long been a featureless anachronism that made no contribution to the neighbourhood.

With its Mixed-Use zoning, the site offered major opportunities for the creative re-use of a major asset in the interests of the Sydney community, and in pursuit of public policy goals.

One of the most important of those goals is set out in the City of Sydney's *Local Housing Strategy*, which commits the City to "Delivering affordable rental housing through the planning framework and direct action". A key action in the Strategy is:

Ensure planning proposal requests are consistent with the 'Principles for Growth' in the City's Local Strategic Planning Statement, so that proposals ... are of public benefit, for example they contribute to addressing the critical undersupply of affordable rental housing or public open space.

The DA under consideration does not meet the criterion of public benefit. None of the 1064 residents of the facility would be New South Wales residents, and the project makes no contribution to Chippendale or Sydney more broadly, beyond an unquantified stimulus to a small number of local businesses, at severe cost in terms of negative social impacts.

The old Telstra building is a prime site surrounded by vital Sydney institutions, including three Universities, major technical education providers, Sydney's biggest public hospital, and the myriad nodes of the tech and innovation district dubbed Tech Central. All of these attract workers who would benefit enormously from affordable housing close to their place of employment. I believe that it is through that lens that any proposal for the development of the site should be viewed. As a mixed-use location, it could host any variety of vibrant commercial spaces, along with residential spaces which are affordable and of good quality.

The Development Application includes no needs analysis to justify a backpacker facility of any size, let alone one on the enormous scale proposed. I am nevertheless prepared to believe that need exists, but I cannot accept that the huge opportunities for social benefit presented by the redevelopment of the Telstra building should be foregone in the interests of visitors with no ties the neighbourhood in which they would be accommodated.

I therefore believe that Council should decline to support the proposal and require an alternative application that offers deeper social benefit.

What follows are my comments on the weaknesses of the proposal as it stands, but these comments should not be taken as in-principle support for a modified version of the same plan.

DISPROPORTIONATE POPULATION IMPACT

The DA proposes building a backpacker hostel for 1064 residents. Added to Chippendale's current population of **9282** (according to Council's [published profile](#) of the area), this would represent an overnight population increase of 11.5%.

In the immediate area of narrow streets and low-rise residential accommodation tightly bounded by the major thoroughfares of Broadway and City Road, this would have a chain of negative consequences in terms of increased traffic, kerbside crowding and noise, pressure on neighbourhood facilities, increased local congestion, the clustering of share bikes on footpaths, and the generation of street litter.

TRAFFIC IMPACTS

- Pedestrian traffic:
Broadway between Mountain Street and Bay St, one of the sites included in the City of Sydney walking count, is directly opposite the proposed development. A current average of 18,539 pedestrian crossings is recorded for the site. At a minimum crossing of 2 times per day per occupant, the development would increase the amount of pedestrian traffic by 11 %, in an area already identified as a pedestrian crash hotspot.

The number of hostel occupants would also greatly increase traffic and clustering on the footpath around the hostel, as well as pedestrian traffic around the Lansdowne Hotel.

- Pedestrian hazards:
Share bikes on the footpath are already a significant problem around the Broadway-City Road intersections. The hostel occupants would be major users of this mode of transport, and we could expect a massive increase in share bike clutter in the vicinity of the building.

Knox St is already tricky for pedestrians to negotiate, because of a stairway directly across the street from the Telstra loading dock, which forces walkers onto the roadway. Risks will be exacerbated by constant traffic movements into and out of the loading dock (waste pickups, service calls, deliveries etc) if the hostel goes ahead.

- Road traffic:

The DA assumes that all arrivals and departures will be by public transport. This is not realistic for new arrivals to Sydney: their first arrival to the hostel is likely to be by rideshare service, and this is borne out by the number of rideshare pickups and drop-offs at the existing hostel located in the Lansdowne hotel. Assuming an average stay of 3 days and 2 people per trip, 1064 guests would generate over 300 new drop-offs and pick-ups a day, either on Broadway, round the corner on City Road, or at either end of Knox St.

Knox St provides a popular short cut for drivers out of Shepherd St into City Road. The greatly increased traffic into the hostel loading dock (mainly slow-moving vans and trucks making deliveries and transporting waste) would create a level of congestion in this narrow, steeply sloping and pedestrian-sensitive area that the DA takes no account of or seeks to downplay.

NOISE

The DA is unrealistic and complacent in its assessment of the noise impacts of the proposed development. The following comments (like many in this document) should be read against the background issue of *scale*. For example, any proposed use of the building will involve noise from waste collections, but the enormous scale of the project, with 1064 occupants, raises the noise from those collections to an issue of concern.

- Street-level noise:

The DA ignores the fact that Knox St is a residential locality, with flats looking directly across the narrow roadway to the loading dock. The projected three waste collections a week will be especially troublesome, requiring waste trucks to manoeuvre in the confined noise canyon of Knox St before taking on their loads and exiting up the steep slope.

Add to this the many other service visits and deliveries that would be required to meet the needs of over 1000 people.

- Lansdowne Hotel:

The close association between the development and the Lansdowne Hotel would mean increased patronage at the hotel, with a consequent increase in noise from the venue and from patrons entering and leaving.

NON-COMPLIANCES

I do not accept that the creation of a backpacker hostel of any size is a desirable use for the site, but even on its own terms the proposal is a poor one which does not comply with published requirements. The City of Sydney's [Development Control Plans, Section 4: Development Types](#) sets out requirements for visitor accommodation, including backpacker hostels. There are a number of respects in which the proposal falls well short of these requirements.

- *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.*

I have outlined in this document ways in which the project would adversely affect the amenity of the surrounding locality: disproportionate population impact, traffic effects, noise, crowding.

- *Ensure backpacker accommodation is located within close proximity to public transport, services and facilities and away from predominantly residential uses.*
[Emphasis added]

The entire southern side of the building faces residential flats in Knox St.

- *Internal partitions must be considered within sleeping rooms to provide privacy between beds.*

No such partitions exist in any of the sleeping rooms.

- *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 plans do not provide enough detail to assess whether this requirement is met, but crowding in the dormitories appears to be extreme, raising serious doubts about compliance.

- *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*

No such facilities appear on the plans.

- *Toilets are to be in a separate compartment from common showers and bathrooms.*

From the architectural plans, it appears that the design is not compliant.

- *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*

No separate dining room is identified on the plans, and the representation of the kitchen is so rudimentary that it is impossible to say if it is compliant.

- *Communal recreation areas are to be provided within the premises at a rate of 0.75sqm per person based on the maximum number of guests.*

It is hard to see how this requirement (for 793 sq m in total) is met:

- The GFA calculations cite 158.7 sq m of outdoor space, but the location of this area is unclear, as the rooftop is explicitly excluded on the grounds that it is a public access area.
- 190 sq m of the cited total is the ground floor café, implying that it is for the use of residents only. If that is the case, then it is difficult to see how the plan meets the objectives associated with its "Mixed Use" zoning, notably "*To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities*" and "*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.*" The main street frontage would instead be an entryway to a private facility operating a single business which offers nothing to the local community.

From: Joseph O'Donoghue
Sent on: Tuesday, February 4, 2025 4:40:25 PM
To: dasubmissions
CC: Joseph O'Donoghue
Subject: Submission - D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008 - Attention Joel Stuart
Attachments: D_2024_1165 – 184-200 Broadway – DA Response Submission – Joseph O'Donoghue.pdf (339.67 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.

To whom it may concern,

Please find attached my response to DA proposal at 184-200 Broadway, Chippendale.

Submission Number: D/2024/1165

More than happy to discuss in further detail,

Joseph O'Donoghue


Joseph O'Donoghue
[REDACTED] Rose Street
Chippendale NSW 2008
[REDACTED]

4th February 2025

Re: Development Proposal for 184-200 Broadway, Chippendale – D/2024/1165

Dear City of Sydney Planning Department,

Please find attached my response to the above proposal. After reviewing the relevant DCP(s) and LEP, this document focuses on perceived areas of non-compliance.

My Background

I moved to Chippendale 3 months ago and live in an apartment close to the proposed site.

As far as Sydney villages go, the hamlet of Chippendale (my words for it) has a genuine specialness. Footsteps from the CBD, it is packed with local charm and surprisingly quiet and peaceful at night. This is despite being surrounded by four busy thoroughfares (Broadway, City, Cleveland, Abercrombie). The community spirit is also exceptionally engaging and friendly.

Further to this, I also spent years fighting for a vibrant Sydney nightlife via a political party I co-founded called Keep Sydney Open. So, my first impressions of the development was excitement.

Learning More

Digging a little deeper though, in to the proposal – it appears to be designed to financially benefit the developer themselves (also the owner of the Lansdowne Hotel), rather than Sydney's vibrancy grid.

It is also too big for the area. With over 1000 beds proposed, it will substantially change the "thematic character" of the "unique urban village" of the Chippendale hamlet.

Mixed Use Transitional

The proposal sits on a land parcel zoned "Mixed Use Transitional". However, the other side of Knox Street is zoned "Traditional Residential". The DCP covers both of these and their intentions in detail. Importantly, the proposal's parcel of land also falls within an HCA.

The point here being that this proposal brings with it some complexity and my request is that it is assessed with this complexity in mind.

The personality, culture and history – not to mention liveability – of the village this development literally intersects with (by sharing the same street!) need to be carefully assessed in order to not impact the incredible “thematic character” Chippendale is famous for. Not to mention loved by locals.

Foyer Central

There is already an existing case study just up the road from the proposed site, demonstrating how intersection between “Mixed Use Transitional” and “Traditional Residential” zoning works on a day-to-day basis in the “urban village” or Chippendale.

Foyer Central is a building managed by the Uniting Church for people between 16-24 years old. This is a similar age to the target market of the proposed hostel. It houses 54 beds (each in a separate studio apartment) on land zoned “Mixed Use Transitional”.

High-School Size

Based on the amount of beds (and therefore number of guests at any one time), this reasonably small envelope of space will house about the same number of people as a large high school. Most NSW High Schools though are under 1000 students. See data [attached here](#).

This is really just for context. However, it is relevant when considering foot traffic, movement, services, vehicle movement, noise and subsequent infrastructure requirements. Not to mention, amenities.

Agent of Change

These laws (which may have another name in NSW) look to ensure the “agent” of the change (the party who last arrived to a precinct) ensures the change they bring – especially night-time noise (e.g. from the proposed roof terrace or forecast increased patronage of the connecting Lansdowne Hotel) – are managed.

With Knox Street being the intersection between “Mixed Use Transitional” and “Traditional Residential” zones, such a concept is particularly relevant. However, nothing in the proposal looks to provide support or detail around this.

Sincerely,

Joseph O'Donoghue

South Sydney DCP

Urban Village & Thematic Character

The South Sydney DCP defines Chippendale as an “[Urban Village](#)”. This is pertinent, because it defines the sort of village and urban fabric this proposal will be entering and needs to be sensitive to.

One intention captured in the DCP in relation to this is “Residential Scale Preservation.” In the DCP, “scale” doesn’t just refer to height. It also refers to a development’s overall projected footprint, too.

The DCP develops the concept of the “urban village” by also discussing its “[thematic character](#)”.

In relation to Chippendale, this effectively is an acknowledgement of the special character that an urban village has for its locals – while discussing how new developments need to fit or contribute to this.

At over 1000 beds, the sheer size of the proposed development seems at odds with this concept of “thematic character” of the existing urban village and will undoubtedly impact that.

Thus, any long-term and irreversible impact on Chippendale must be front of mind when assessing the Broadway development proposal.

Private & Communal Open Space

The South Sydney DCP also has some provisions for [open spaces](#), relevant to this proposal because of the planned rooftop space.

Initial call outs relevant to this proposal are:

- *Where open space cannot be provided at ground level, open space in the form of roof-top gardens/terraces may be provided, depending on environmental and amenity considerations.*
- *Open space including roof-top gardens is landscaped and is designed to provide weather protection and enhance the comfort and enjoyment of these spaces.*
- *The landscaping of communal open space extends and integrates with the wider open space networks of South Sydney to help restore lifesupporting ecosystems.*
- *The design of communal open space allocates areas for composting, community gardening for food growing and facilitates storm water detention and water harvesting.*

With additional callouts from the DCP on open space being:

- *25% of ground level private and or communal open space provided is to be on natural or unexcavated ground level to support vegetation.*

- *Elevated gardens or roof-top open space for communal or private recreation does not exceed 30% of the total open space required.*
- *Communal elevated gardens and roof-top gardens have disabled access.*
- *Private courtyards or communal open space provided on or above ground to comply with the minimum size internal courtyard controls as illustrated in Figure F-1.*

These have been included, because it is difficult to see in the proposal if these conditions have been met.

Precinct 2: Mixed Use Transitional

Along with being part of an HCA (see below), this development appears to be zoned "[Mixed Use Transitional](#)" in the South Sydney DCP.

The DCP characterises these areas and parcels of land as being *"Located on the fringe of the Sydney CBD and part of a series of traditional neighbourhoods."*

This is an important point and consideration. It further identifies the need to plan for this proposal to fit in with an existing "urban village" and a unique "thematic character".

With Knox Street (at the rear of the proposed development), this is particularly pertinent because the proposed development will literally intersect and sit on the boundary line of the Chippendale "urban village".

The Northern side of Knox Street is zoned "Mixed Use Transitional", where the other side of the street (south side) is zoned as "Traditional Residential".

The proposal's size, footprint and lack of clarity around noise management appears to either bypass, have missed or simply ignores this important consideration.

Mixed Use Transitional | DCP Intent

The South Sydney DCP documents the following intentions in relation to areas zoned as "Mixed Use Transitional".

- *To encourage a mix of low-intensity and small scale activities including residential and environmentally sensitive retail, commercial and light industrial.*
- *To ensure non-residential uses are environmentally compatible and respect the amenity of residential uses in the Precinct.*
- *To ensure activities that locate in the precinct take advantage of the convenient location of the precinct and encourage public transport use and pedestrian activity.*

- *The non-residential floor space is not to exceed:
25% of the gross floor area of the building or;
the ground floor area of the building, whichever is the greater.*
- *The onus is on the applicant to demonstrate how this can be accommodated without impacting on adjoining land uses.*

In response to these documented intentions:

- The proposed development is far from low-intensity.
- There is very little in the proposal that shows how the development will respect (or bolster) the existing amenity of the existing precinct (and “urban village”).
- The non-residential floor-space (including reception, eating areas and rooftop terrace) appears to be more than 25% of the gross floor area.
- Again, there is very little detail in the proposal about how the development will not impact adjoining land uses (especially the “traditional residential” on Knox Street).

Mixed Use Transitional

Section 4.2.1 Subdivision pattern and Lot layout

The South Sydney DCP documents the following points in relation to areas with “Mixed Use Transitional”.

- *To ensure the location, size and shape of the allotment can accommodate mixed-use development.*
- *To ensure an appropriate transition or separation is provided between housing and more intense uses which may potentially have detrimental impacts.*
- *To ensure the design and arrangement of buildings and servicing areas provides a high degree of flexibility to accommodate changes in the type of occupancies.*

In response to these documented parts of the DCP:

- The proposal demonstrates no appropriate transition or separation between residential buildings on the south side of Knox Street vs. the more “intense” use generated by the proposed hostel.
- There is very little detail on how the services of the building will work or their impact on Knox Street.

Mixed Use Transitional

Section 4.2.3 Parking, Access & Servicing

The South Sydney DCP documents the following points in relation to these details in relation to “Mixed Use Transitional”.

- *To minimise conflicts between vehicular movements and pedestrians.*
- *To provide separate vehicular access and parking between different uses, with least impact to adjacent precincts.*

- *Driveways are located:*
 - *where they will cause minimal interference with vehicular and pedestrian movement on public roads;*
 - *do not cause congestion, delay or hazards to traffic movement on an adjoining street; and*
 - *to take advantage of the site opportunities such as multiple street frontages.*
- *Servicing Areas:*
 - *Retail activities have appropriate delivery and garbage collection access.*
 - *Where possible, loading facilities are located at the rear of the development with access off a laneway system.*
- *Performance Criteria:*
 - *Noise impact associated with goods delivery and garbage collection, particularly in early morning is minimised. Possible late night noise from restaurant activities is contained to minimise impact on nearby residents.*

In response to these documented parts of the DCP:

- Vehicle movements and pedestrians: A high-amount of Uber and taxi traffic is anticipated. If this will be accommodated on the Broadway side of the building, how will this work with the existing footpath (which has a high-level of foot traffic especially during University semesters)?

Alternatively, Knox Street is a one-way street and all traffic must turn left onto City Road (effectively on a blind corner). How does the development accommodate this increase in traffic and noise within the “urban village” of Chippendale.

Importantly, all Ubers and taxis entering via Knox Street would need to drive through the village of Chippendale in order to access the rear of the building.

- Vehicle access at the front of the building (Broadway) will have an impact on the traffic flow of this street (cars entering and leaving the premises).

Alternatively, if vehicles enter the back of the premises – that traffic flow will need to pass through the Chippendale village in order to access it. This obviously brings with it likely noise, congestion etc. especially in evenings.

- Servicing will also mean vehicles and noise. If this is on the Knox Street side (a one way street) such traffic will also have to traverse through the Chippendale village in order to access it. This will provide a substantial amount of disruption and traffic to the “urban village” referenced above.

- Service delivery will also come with associated noise.

Foyer Central

There is already an existing case study just up the road from the proposed site, demonstrating how the intersection between “Mixed Use Transitional” and “Traditional Residential” zoning works on a day-to-day basis in the “urban village” or Chippendale.

[Foyer Central](#) is a building managed by the Uniting Church for people between 16-24 years old. This is a similar age to the target market of the proposed hostel. It houses 54 beds (each in a separate studio apartment) on land zoned “Mixed Use Transitional”. The building is attached to the apartment building at 5a Knox Street (zoned “Traditional Residential”).

Foyer Central provides an exceptional service to the young adults who utilise its facilities. It is not separated by a road (like the proposed development) with the neighbouring residential buildings that it intersects with.

Despite this small discrepancy, it does provide a relevant case study in this instance and we recommend that the City of Sydney visit it in order to consider this intersection of the two planning zones.

Ultimately, some noise does generate at times (and at night). Even from the studio apartments. There is no bar connected with the building. No swimming pool. The open space at the back of the building is managed by a curfew and the tenants are generally respectful. Although at times, noise does generate as happens in life and as different residents move through the building.

Importantly, Foyer Central currently has 5% of the beds / residents proposed by the Broadway development. This is a big difference. The sheer multiplication of residents at any one time vs. the proximity to the “traditional residential” zone literally across the road on Knox Street must be an important consideration when assessing this proposal.

There appears to be nothing in the proposal that acknowledges this proximity, or that seeks to manage or ameliorate it.

Chippendale Heritage DCP

Chippendale is a heritage conservation area (HCA). The [City of Sydney's Heritage DCP \(2006\)](#) has a section dedicated to Chippendale. The below highlights relevant sections from this DCP that are relevant to the proposal.

Section 2: Background

"These parts of Chippendale have a particular individual character and cohesion that, as required by the extensive heritage listings, should be maintained. The locality-specific provisions in this schedule clarify the City's intentions as to how new development can respect this individual character by:

- (i) responding to the existing urban fabric;*
- (ii) reinforcing the particular streetscape qualities of Chippendale."*

There is very little (if anything at all) in the development proposal that is sympathetic to the particular individual character of Chippendale. It is not acknowledged anywhere within the proposal and there are no identifiable inclusions that show intention to respect it or fit in with it.

Section 2.2: Character of the locality

"From an early stage industrial buildings and working-class housing have defined Chippendale. This early pattern of development still forms the basis of its character today. Chippendale may be grouped into three areas:

- (i) the predominantly nineteenth century residential and industrial area west of Abercrombie Street;*
- (ii) the predominantly twentieth century residential and industrial area east of Abercrombie Street reflecting major land resumptions; and*

(iii) the boundary thoroughfares that relate to the perimeter parkland and commercial areas.

Further, the built form can be broadly grouped into the following types:

- (i) industrial buildings;*
- (ii) working-class housing;*
- (ii) quality residential housing.*

Included really, just for context. Obviously a hostel does not fit within the categories above, which is fine. However, the context of the hamlet / village that this development will become part of again is not acknowledged in the application and the above is for consideration.

Clause 4: Additions & Changes to Building elements

- *New work to existing buildings is required to be carefully considered in relation to the impact on the area's significance.*
- *Careful consideration needs to be given to ensure new work is appropriate given the form, massing, scale and architectural style of the building.*

Included for context & consideration

Clause 4.1: Provisions

- *Proposed new work is to:*
 - (a) *retain the mix of low scale terraces and later larger scale industrial insertions within streetscapes, and*
 - (b) *read as contemporary and be visibly distinguishable as new work, unless that new work reinstates features previously demolished.*

Included for context & consideration

Section 5: Infill Development

"The desired form of infill in Chippendale differs from many other areas, including other heritage conservation areas, due to the sharp contrasts in scale between large scale warehouses and low scale terrace houses that characterise Chippendale. Infill development should reinforce this character through the appropriate placement of new forms that also take into account the other criteria and provisions of this DCP. Special consideration must also be given to the visual detailing of any new building so that this aspect also responds to the historic development of the area.

- *New building elements that are likely to result in a significant change to the character of a streetscape are not to be introduced.*
- *Development is to include a fine-grain level of detail, the design of which is to be in keeping with the character of the area.*
- *Active street fronts are to be promoted to avoid blank street walls."*

Again, included for consideration and context.

Section 5.3: Large-Scale Development

"Infill development in streets characterised by larger scale warehouses and other industrial buildings are to be generally of a height of three storeys or more, and must demonstrate compliance with the height controls included in the relevant LEP or DCP.

- *In general, where large-scale infill development is proposed, it is to be located:*
 - (a) *within streets that predominantly consist of warehouses and other industrial buildings; and*
- *Roof forms should be generally flat and obscured from view by a parapet of simple design.*
- *Cooling towers, plant rooms and other utilities are to be incorporated into the main building structure."*

Calling the reference here to the height limitations in the LEP & DCP + references to services.

From: Donald Fraser

Sent on: Tuesday, February 4, 2025 5:00:33 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 Joel

To reinforce my concerns about this development proposal I am forwarding record of my report to council about illegal parking in Buckland St.

There is no doubt that this massive development will greatly increase traffic and related problems.

See below

Submit - Report Illegal Parking or abandoned vehicle COS-RIP-244649 CRM:0489000231176

Submit - Report Illegal Parking or abandoned vehicle COS-RIP-244653 CRM:0489000231178

Completed - Report Illegal Parking or abandoned vehicle COS-RIP-244649 CRM:0489000231238

Completed - Report Illegal Parking or abandoned vehicle COS-RIP-244653 CRM:0489000231239

Regards

Donald Fraser

From: CRIG
Sent on: Tuesday, February 4, 2025 5:08:45 PM
To: Joel Stuart
CC: City of Sydney
Subject: D/2024/1165 Backpackers 200 Broadway
Attachments: 250202 Submission DA 200 Broadway Backpackers FINAL .pdf (364.59 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.

Hi Joel

Our previous email bounced back - due to a typo for your address.

Please find the attached.

with kind regards

Jeanette

=====

This message is sent by Chippendale Residents Interest Group. If you have received this message in error or no longer wish to receive e-news, please email us.

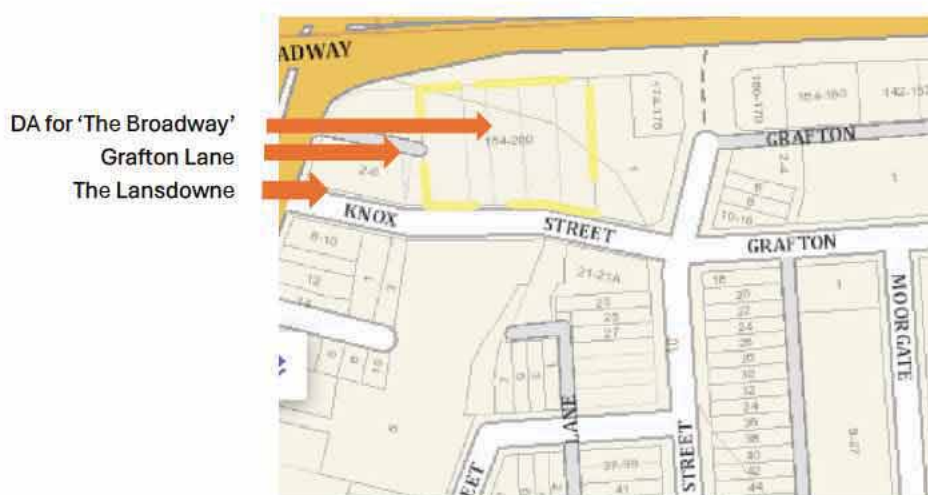
OBJECTION D/2024/1165, 184-200 Broadway, Chippendale DA for a 1056 bed Backpackers Hostel (The Broadway)

The proposed plans for the Backpackers Hostel on Broadway has prompted widespread concern, both in terms of its design and size which is considered disproportionate to its surrounds. In addition, there are concerns about the location and cumulative impact being directly adjacent to the Lansdowne Hotel. Detailed feedback follows.

The Application

The application relates to the former Telstra data centre at 184-200 Broadway (The Broadway)

Purchased by Tricon Group in June last year, the purchase follows that of the Lansdowne Hotel at 2-6 City Road, which is immediately west of the proposed Backpackers Hostel. Described as a 'supersite', the sites are strategically located, with the rear of the Lansdowne adjacent to the west of the subject site. The map¹ indicates.



Proposed to be Sydney's largest backpackers, catering for 1,056 beds in 164 dorm style rooms, the project is described in the Statement of Environmental Effects: *'The intent of the project is to deliver a style of backpackers' accommodation in a high-quality design reflecting a number of hotels and hostels in Europe and the United States such as 'Next House Copenhagen'*².



The Next House, Copenhagen

¹ Map courtesy Planning NSW Portal

² Images courtesy Next House, Copenhagen website

OBJECTION D/2024/1165, 184-200 Broadway, Chippendale DA for a 1056 bed Backpackers Hostel (The Broadway)

‘The rooftop space [for The Broadway] is intended as an area that is publicly accessible and can be reached through the entry/access points off Broadway or Grafton Lane. The premises will offer a multitude of different activities including walking tours, food and drink, music, movies and other events’.

Demolition, modifications and alterations are proposed, with a new Hostel to be built over 8 levels:

- Below ground: accommodation & backroom facilities
- Ground Floor: Café, kitchen, communal space and backroom facilities
- Levels 1 – 4: accommodation in 4, 6 & 8 dorm style rooms
- Level 5, a rooftop deck and pool catering for 250 people, and
- Level 6: Mechanical plant & equipment

Accessible from Broadway and Grafton Lane, public access to level 5 is proposed, subject to outside visitors being accompanied by the inhouse guest.

In total, 142 rooms are proposed with 4, 6 & 8 dorms and bunk style bedding catering for 1,056 guests.

Section 4.6 for the height and FSR

The proposal breaches Council’s controls and will require a Section 4.6.

Design, scale & management of the proposal

The site is adjacent to a residential community, who live on Broadway, Knox, Shepherd, Grafton and Rose Streets, with the capacity for 1,058 beds and a roof top deck and pool on level 5, intended to cater for 250 people. This deck is in addition to the nearby roof top deck and accommodation at the Lansdowne Hotel.

In short, the proposal fails to meet key objectives in the City of Sydney LEP and DCP 2012 [visitor accommodation). This includes ensuring the design, development and management of the visitor accommodation does not adversely impact the surrounding residential community.

Moreover, the scale of the development and land use is not compatible with the immediate residential community, due to its size, intrinsic noise and loss of privacy. The application also fails to provide adequate information to address energy, water, sewerage and waste management.

In addition, the hostel appears it will need to rely on its top deck (level 5) for recreational space, given there is insufficient internal communal space, and noting the communal space on Level 5 is not included as part of the communal areas as it will be publicly accessibility. At the same time, the recreational space on level 5 is more than the 20% provision allowed, prompting concerns about local noise intrusion and privacy.

Further, the room/dorm size, provide little space and privacy other than to act as ‘sleeping rooms’.

Insufficient Diversity (Accommodation)

The application caters for group accommodation, failing to provide single, couples or twin beds or private accommodation.

Special Entertainment Precincts & DCP Entertainment Sound Management

Both sites are located in the proposed Special Entertainment Precinct³ with the Lansdowne Hotel holding a Liquor Licence able to trade until 5pm.

The introduction of the proposed Special Entertainment Precinct (City Living) on Broadway, with its publicly accessible roof top bar and lap pool on Level 5 of the Hostel, is likely to see the Hostel expand its Base Level Hours over time, to accommodate events within the Backpackers.

The use of access to Grafton Lane, with ready access to the Lansdowne Hotel (which is owned by the same party as the Backpackers Hostel) is likely to exacerbate noise and the inherent risks between the two venues.

Notwithstanding plans for the proposed site has not considered in terms of the cumulative impact to both sites.

Transport

No parking is provided onsite. Nor is parking provided for service vehicles. As a result, guests will rely on parking in local streets, which is at a minimum. This includes backpacker vans that typically travel around Australia. Moreover, as evidenced in the eastern suburbs vans often will attempt to park (with guests sleeping) in local streets, as they wait for accommodation or are leaving.

While access to buses is within 400 metres, other transport options are further away, i.e. ~ 1.3 km to light rail, and over a 1km to Central or the Metro Station (platforms). This is likely to see guests rely on bike sharing, and the use of drive share options. This will necessitate the use of Broadway for bike sharing, increasing the conflict with pedestrians; and the use of Knox Street where access is already at a premium with inherent risks between active transport users and pedestrians.

Room & Bathroom Design

The floor plans indicate the dorms are poorly designed with insufficient portioning to ensure privacy between bunks. Some rooms also don't have sufficient space, with the corridors and floor layout poorly designed (in the case of fire).

The bathrooms also don't have proper separation between the toilet and shower as indicated in the DCP. In addition, many rooms have insufficient, secure and lockable storage facilities so guests can individually store their baggage and travel items.

The DCP also indicates toilets are to be in a separate compartment from common showers and bathrooms, with walls separating toilet and shower compartments in single sex facilities, with a minimum height of 1.8m high and maximum 250mm off the ground. In the case of unisex facilities, partitions separating adjacent compartments are to extend from floor level to the ceiling. It is not understood, how the current proposal meets these requirements.

Moreover given a minimum of one bathroom for males and one bathroom for females is to be provided; it is assumed the dorms will need to cater separately for female, and male guests to meet this requirement. Consequently, how will the dorms cater for small mixed groups, and couples?

³ Special Entertainment Precinct Discussion Paper & proposed DCP: Entertainment Sound Management

Void/Lightwell

The development relies on the Void to act as a lightwell for many rooms. However, it appears that the BCA fails to sufficiently address key concerns such as the risks in the event of a fire.

Plan of Management & Noise Management Plan

A Plan of Management and a Noise Management Plan has been submitted; however the plans fail to adequately address potential noise and amenity concerns.

Further, given the maximum length of stay for guests is 28 consecutive days, how will this be effectively managed, given guests can rebook the Hostel, or register with the Lansdowne, and upon return, extend their period of stay?

Its noted similar hostels overseas are often limited to 14 days.

Communal & Recreational Space

Based on the capacity numbers, a minimum communal space of 793.5 sqm⁴ internally should be provided. This is in addition to the recreational space on level 5 which is accessible to the public.

However the SEE report indicates only a total communal area of 665²m is provided, which appears in part to rely on the open kitchen area on the ground floor. While access to an internal kitchen and dining room is provided, it is not understood if this will cater for at least 15% of the guests, i.e. as a minimum ~159 guests.

Further the communal recreational space on Level 5 is greater than 20% GFA, breaching council's controls. It is assumed, the 20% threshold is intended to minimise the noise impact on surrounding properties, such as Knox and Shepherd Streets, and off Broadway.

Access to level 5 is proposed to be restricted to 10pm; or no later than 10:30pm. However, this could change over time given incentives proposed in the Discussion Paper for Special Entertainment Precincts, and DCP for Entertainment Sound Management.

Staff Room

The staff room appears relatively small for the number of staff required for such a large operation.

Site Manager's Office

A site manager's office is provided however given the scale of the hostel it is considered relatively small.

Resident Manager/Caretaker

A sleeping room is provided however given the scale of the hostel, and likely necessity for additional staff overnight, the room(s) are small.

Solar Reflectors

What impact will this have on nearby buildings?

⁴ 0.75 sqm per guest based on the guest capacity.

OBJECTION D/2024/1165, 184-200 Broadway, Chippendale DA for a 1056 bed Backpackers Hostel (The Broadway)

Acoustic Report

The report indicates the logger in Knox Street was located at 47/5A Knox Street. As indicated below, Knox Street is not a straight street. Rather the street bends, where background noise is very quiet in the mid and eastern section vs western end. Consequently, the location of the logger and background readings is queried. In addition, the report prompts questions in relation to the noise on the rooftop deck, and its noise management through the introduction of acoustic screens and the like.



Open Space

Chippendale has little open space compared with other suburbs in the City of Sydney LGA; less than 0.50 ²metre per person. Yet, the suburb has the highest density (along with Haymarket, ie 20,000 pp/km), with more than 50% living in small high-rise apartments; most without a balcony or open space. Consequently, open space and tree canopy is very important for the local community, even moreso given climate change. Yet, the proposal relies on recreational space on top of a building, rather than providing public domain improvements.

Sustainability local population

More than 80% of Chippendale is now a transient population. This has implication in terms of a maintaining a healthy and sustainable suburb. Instead of building Sydney's largest backpacker hostel, the site could cater for social, affordable housing or a Build to Rent, where the regulations could provide a more appropriate planning solution.

Knox Street

There is considerable frustration about the lack public space and amenity as part of the plans. Further, what plans are proposed to enhance streets, such as Knox Street? In addition, irrespective of the plans, it is suggested the one-way street be changed, with traffic entering from City Road vs exiting onto City Road. This would assist with the blind spot for regular cars (vs SUVs) who are unable to see over the bushes in front of the Lansdowne.

Student Housing

Notwithstanding the maximum period is 28 consecutive days to stay, there are concerns the Hostel is being proposed in order to bypass planning regulations for student accommodation, whether for the short term or potentially longer.

Poor Consultation

For large projects, it is typically recommended the applicant consult the community before a proposal is finalised and submitted. This was not the case. Instead, the application was lodged shortly before Christmas with the application on public exhibition during school holidays. Moreover, notifications were contained to a small area, despite the wider impact.

Land & Environment Court Judgement

The Decision of the Land & Environment Court ⁵ for a Backpackers on Cleveland Street is noted, where the application was rejected on the basis of the impact of the Hostel on the local community. While the Judgement was handed down in 2008, many of the reasons still apply.

Friends of Chippendale

The application has prompted widespread community concern – both within Chippendale and externally. Consequently, Friends of Chippendale was established directly in response to the application whose feedback forms part of this submission.

In conclusion, the proposal should be rejected.

Please keep us informed about any additional reports or more information as it comes to hand. Further, please let us know of any panel or committee meetings where the application is being considered.

Chippendale Residents Interest Group (CRIG)

4 February 2025

⁵ Baker Kavanagh Pty Ltd vs Sydney City Council [2008] NSW LEC2

From: Jotform
Sent on: Tuesday, February 4, 2025 6:15:05 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 ██████████ Shepherd Ln, 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.
 - 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 already busy as is, there doesnt need to be extra traffic

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

From: [REDACTED]
Sent on: Tuesday, February 4, 2025 11:39:05 PM
To: City of Sydney
Subject: Development Application D/2024/1165 - 184-200 Broadway Chippendale NSW 2008
Urgent: High

Attachments: City of Sydney DA - D-2024-1165 - 184-200 Broadway, Chippendale NSW 2008.pdf (87.46 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.

Dear Council,

For personal security and privacy reasons, I require you not to disclose any personal information other than that contained in the attached letter.

I appreciate your help in this matter.

Kindest regards,
[REDACTED]

4 February 2025

Re: Development Application D/2024/1165
184-200 Broadway, Chippendale NSW 2008

To Whom It May Concern,

My primary concern with this application is *additional* noise from the change in use of the property subject to the Development Application (DA).

Section 5.2 of the Acoustic Assessment prepared for the Tricon Group¹ — the proponents of the Development Application — states:

5.2 Rooftop Terrace

We recommend that the western and southern perimeter of the rooftop terrace be fitted with acoustic barriers built to a minimum height of 1.8 metres.

We recommend that the northern side of the rooftop terrace facing Broadway be fitted with acoustic barriers built to a minimum height of 1 metre.

The acoustic barrier may be constructed from solid materials such as 10 mm toughened glass or 10 mm thick solid polycarbonate (min. surface density 12kg/m²). The construction shall be free of visible air gaps to provide an impervious sound barrier.

The recommended configuration of acoustic barriers — 1.8 metres on the western and southern perimeters of the rooftop terrace and *just* 1 metre on the northern perimeter of the rooftop terrace facing Broadway — means that the noise from the rooftop terrace will escape to — and be reflected by the taller acoustic barriers towards — the buildings on the opposite side of Broadway. The affected areas on the opposite side of Broadway include but are not limited to the *residential* units occupying the Broadway side of floors 1 through 4 of 185-211 Broadway, Ultimo (SP54026).

I object to this preferencing of residents in the areas west and south of the property subject to the DA.

The proponents should be required to install acoustic barriers built to a minimum height of 1.8 metres on the northern side of the rooftop terrace facing Broadway. This 1.8-metre acoustic barrier would replace the recommended 1-metre barrier on the north perimeter of the rooftop terrace, facing Broadway, and be consistent with the recommended 1.8-metre acoustic barrier on the western and southern perimeter of the rooftop terrace.

The reasons, in addition to the equity considerations mentioned above, for requiring a uniform 1.8-metre acoustic barrier include but are not limited to:

- 1) the fact that levels 1 through 4 of 185-211 Broadway, Ultimo, are — to the best of my knowledge — required to be student accommodation, according to the relevant DA.

¹ William Wang, Day Design P/L, Consulting Acoustic Engineers, Suite 17, 808 Forest Road, Peakhurst NSW 2010, +61-2-9046-3800, www.daydesign.com.au, acoustics@daydesign.com.au

Student residents require the lowest possible noise levels to facilitate their studies and sleep.

- 2) the owners of SP54026 (185-211 Broadway, Ultimo) were — to the best of my knowledge — recently prevented, by the relevant heritage regulations, from installing noise-absorbing double-glazed windows in the Broadway facing units when they renovated the building. Thus, the owners of SP54026 could not and can not mitigate noise for themselves and their tenants.
- 3) the incremental cost for taller — 1.8 vs. 1 metre — acoustic barriers on the northern perimeter of the rooftop terrace facing Broadway is minimal when compared to the overall cost of the building works — more than \$13 million — especially if these taller acoustic barriers are installed during construction rather than as a modification after completed construction.

Accordingly, I request the DA require the proponents to install an acoustic barrier on the northern perimeter of the roof terrace, facing Broadway, identical to the recommended acoustic barriers on the western and southern perimeters of the rooftop terrace. These acoustic barriers should be at least 1.8 metres in height and meet or exceed the specifications given in paragraph three of section 5.2 of the Acoustic Assessment.¹

Thank you in advance for your favourable consideration of this objection and request.

Kindest regards,
(signed)



Owner in SP54026

From: Elina Godwin
Sent on: Tuesday, February 4, 2025 9:55:45 PM
To: City of Sydney
Subject: D/2024/1165 184-200 Broadway Chippendale
Attachments: D20241165.pdf (32.5 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.

Hello,

Please see attached objection letter for D/2024/1165 184-200 Broadway Chippendale.

Thanks,

Elina

A large black rectangular redaction box covering the signature area.

**Objection Letter for Development Application D/2024/1165 – 184-200
Broadway, Chippendale**

To the City of Sydney Council,

I am writing to formally object to Development Application D/2024/1165, which seeks to convert 184-200 Broadway, Chippendale, into Australia's largest backpacker accommodation. As a resident of Knox Street, my primary concerns are not just noise but the serious safety risks and urban dysfunction this development will introduce to an already strained local environment.

Firstly, Knox and Shepherd Streets are already hazardous for pedestrians due to constant footpath obstructions from illegal dumping, rubbish, and e-bikes. As a result, pedestrians—including myself—are regularly forced onto the road, sharing space with cars that use these streets as a rat run, often ignoring stop signs and one-way restrictions. A massive influx of transient visitors will significantly increase both foot and vehicle traffic, worsening these safety issues. Emergency services already struggle to navigate the area due to the narrow streets and lack of safe stopping space, and this development will further compromise response times at what is already one of Sydney's dangerous intersections (where Broadway meets Princes Hwy).

Additionally, the claim that this development will bring substantial benefits to local businesses is misleading. Large hostels typically encourage guests to spend within their own facilities, offering subsidised food and drinks rather than directing them to surrounding businesses. This issue will be further compounded if the site is used for de facto student accommodation, with residents simply renewing their 28-day stays by switching rooms—providing no real contribution to the rental market or broader economic activity in the area.

Beyond these concerns, Chippendale and Broadway already suffer from a high commercial vacancy rate. The introduction of a massive backpacker facility—catering to short-term, low-spending visitors—risks further hollowing out the area's economic diversity, similar to what has happened with backpackers in Randwick. There, high accommodation rents have driven out long-term tenants while local businesses have struggled due to an influx of residents who do not contribute meaningfully to the local economy.

This proposal does not align with the needs of the community. A more appropriate use of the site would be student accommodation, providing much-needed stable housing and fostering a balanced urban mix. Instead, this DA threatens to introduce more safety hazards, undermine local businesses, and contribute to Chippendale's growing urban dysfunction.

For these reasons, I urge the council to reject this proposal in favour of a development that better serves the long-term interests of Chippendale's residents, businesses, and urban environment.

Sincerely,

Elina Doyle-Godwin

11 Knox Street, Chippendale, 2008



From: Jotform
Sent on: Monday, February 3, 2025 9:46:15 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.
 - 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.

My personal reasons for objecting:

this development will bring a large number of people who are non residents to an established residential area

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

From: Jotform
Sent on: Monday, February 3, 2025 9:26:09 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 Derwent St, 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.
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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 much population for this part of the city. There is already enough accommodation for students in Sydney.
Not enough hospitals with staff to support the iin take of students and immigration entering and living in our city. More people in our country you need more resources as the citizens should not be affected.

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

From: Jotform
Sent on: Monday, February 3, 2025 9:19:20 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 Derwent St, Glebe, New South Wales, 2037, 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.

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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 much population for this part of the city

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

From: [REDACTED]

Sent on: Monday, February 3, 2025 7:28:53 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 proposal does nothing for our community who are struggling with housing everyday, currently have over 1000 people sleeping rough around the inner west, i think this is much more important issue to tackle before a hostel that will be aimed at overseas backpackers, serving no use to our local community.

Yours sincerely,

[REDACTED]

Church St, Newtown NSW 2042, Australia

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,

[REDACTED]

From: Jotform
Sent on: Monday, February 3, 2025 3:11:23 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 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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- 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:

At a glance, the transport (roads and traffic) and general public infrastructure in this specific area would not cope with an influx of 1000 'dwellers' on that site. Part of this would be the risk of degradation to the fabric of suburban living for existing 'residents', by an unreasonable increase in population without a planned approach to an increase in amenity and road structures. Shouldn't we be looking more to increasing sustainable affordable housing, which seems to have been widely acknowledged as a key societal issue currently?

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

From: Mel N

Sent on: Tuesday, February 4, 2025 4:06:14 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 Council

I am writing to oppose the proposed plan for the hostel.

1. Traffic

There will be increased traffic in the surrounding areas which already have congestion and often single cars can pass on streets.

Increased in services trucks, taxi, ubers.all trying to access the narrow back streets. Increased traffic also creates noise issues.

The Telstra Exchange was never a busy place being a place for network operations for the telecommunications company and the traffic report failed to address these concerns. Also Knox St is not a "service lane" it is also a residential street with houses and apartments.

Because of busy Broadway there is no potential drop off at the front and as you're aware taxi and ubers will try and do that anyway causing further congestion along a busy road. It would then result in pushing traffic round the back which will create problems for local residents.

2. Issue with temporary use bicycles

Chippendale already has issues with a lot of these pay to ride cycles and putting in a hostel will only increase. These are a nuisance and we don't want any more. The hostel or the council are unable to control whether these companies choose to leave their bicycles, so the SEE doesn't really address this issue and is incorrect in assuming the walkability won't result in increase in bicycle traffic.

3. Noise

Chippendale already experiences noise issues from patrons from various pubs and music venues. Having a hostel will increase noise levels. Please note complaints will be sent to the City of Sydney's wardens and Police, increasing strain on their resources when it is already stretched.

4. Unruly behaviour

Having been a resident of over 15 years I am across noise issues from students and backpackers living in the suburb. While this has improved slightly as it turned into more quiet renters and owner occupiers, there still continued issues. We had endured years of loud parties, broken glass on roads etc and we're not going back to this environment again. There has not been sufficient address of its effects on the neighbourhood amenity.

5. Size inappropriate

As designed this would be one of the world's largest hostels, which is not suitable for a quiet neighbourhood on this side of the Chippendale.

The design also has too many beds, cramming tourists in which will force them out to the communal areas.

6. Use inappropriate

Sydney requires more housing, and this area of Sydney doesn't have as many council facilities. What would be more appropriate is some mixed use housing with council facilities (like a library, meeting rooms), student accommodation (maybe bought by one of the nearby Universities), lower cost housing for essential workers.

7. Environmental issues

There are hardly any on sight permanent employees at an exchange, as compared to all these tourists generating tonnes of waste daily. Not to mention the drain of resources such as energy consumption and water consumption. Again these aren't addressed adequately in the DA submission.

8. Final comments

Generally concerns have not been addressed in the SEE or any of the other documents in submission adequately which clearly seemed to be a tick a box exercise by the developer. There has been no community consultation run. It was further a dirty play to submit this close to Christmas and have submissions so close to the start of the year when people are away. I query the Council's own integrity in this process which seems to be in favour of the developer. We will be raising these issues with our local minister.

Regards

Mel

From: Madeleine O'Dea

Sent on: Tuesday, February 4, 2025 4:16:42 PM

To: DASubmissions

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

Attachments: DA number- D20241165 - objections, Madeleine O'Dea.pdf (112.26 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.

Dear City of Sydney Planning Team

I write to object to [Development Application D/2024/1165](#).

I have lived in Chippendale for 27 years, having bought my home in Rose Street, Chippendale, with my husband in March 1998. During those 27 years, Chippendale has developed into one of the most diverse, dynamic, and creative suburbs in Sydney, while still maintaining its essential character as a safe, accessible, and friendly place which is respectful to all its residents, both old and new.

In that time, Chippendale has welcomed waves of new residents, both owner occupiers and renters, while also providing a home to particular vulnerable communities such as those serviced by Foyer Central in City Road, which caters to young people who transitioning from Out of Home Care are at risk of homelessness. Bounded by three universities (UTS, University of Sydney, and Notre Dame) Chippendale has also attracted a large number of international students to live here, and is also home to two backpacker hostels within the suburb, with a number of others close by.

I note that Chippendale is now the suburb with the second highest density in Sydney, second only to Haymarket.

For many years Chippendale residents have been waiting for the old Telstra Exchange building to be available for development. Situated on the dress circle of Broadway, equidistant from UTS and Sydney University and situated in the midst of the various buildings that make up Notre Dame University, the site's potential to make a significant contribution to the residential and commercial needs of the area were plain. At a time of significant housing stress in Sydney, and bearing in mind the need to house both a large number of international students and the staff and support workers of our neighbours within the Tech Central Hub, like the three Universities, the Royal Prince Alfred Hospital, and the developments around Central Station, I was excited when news came through that the Telstra site had finally been sold to a developer.

To say the developer's plans for the site, as expressed in DA D/2024/1165, were a disappointment would be a major understatement. Instead of proposing a plan which responds to one of the recognized needs in central Sydney as set out in Sydney City Council and State Government plans, such as for residential housing for workers serving central Sydney businesses and institutions and the many employers within the Tech Central Hub, or for international students finding it increasingly difficult to find affordable housing, or for social housing to address the precarity we witness every day in our city as housing stress bites, the developers instead propose what would be the biggest backpacker hotel in the world!

Leaving aside the many other productive uses for which the old Telstra site could be developed, I believe the sheer scale of the backpacker hostel being proposed by D/2024/1165 is sufficient reason for the application to be dismissed.

The density of the development – 1064 new residents in a suburb with a population of 9282 – is concerning enough. This would result in an 11.5 % increase in the density of our suburb, which is – as I noted above – already the second highest density suburb in Sydney. In addition, the DA makes it plain that the pressure of many of the services needed to satisfy such a large transient population would fall on the residents of Chippendale, and in particular on the immediate neighbourhood. For example, Knox Street, a narrow steeply

sloping residential street which runs behind the Telstra site, would be the prime access point for drop offs, rubbish collection, deliveries, and emergency and other services for the envisaged 1000 plus occupants of the hostel. The way in which this impact is understated in the DA is just one example of the weakness of their proposal overall. I have itemised some of the additional shortcomings in the attached document, but there are many more.

In summary, my objections are centred on the fact that the DA proposes a massive impact on a high-density suburb without it addressing in any meaningful way the needs of that suburb or city of Sydney more broadly. There is no serious engagement with its impacts on local transport, services, safety or amenity. In addition, the occupants of the hostel would be transients with no ties to or investment in the neighbourhood. To my mind, these are grounds for Council rejecting the proposal out of hand, since the development makes no contribution to Council's goals as outlined in its Local Housing Strategy and its Sustainable Sydney Strategy.

Finally, I note that the Tricon Group purchased the Telstra site at the same time as it acquired the adjacent Lansdowne Hotel. I believe that the developers are seeking to maximise the commercial synergies between the two sites, and that this has distorted the planning priorities shaping the DA. I further note they already run a small backpacker hostel within the Lansdowne Hotel.

As mentioned above, the attached document outlines my objections in more detail. I would urge Council to seek from the developers a new application that is more appropriately scaled to a small and space-constrained suburb of inner Sydney, and which makes a more tangible and durable contribution to the social fabric of the area.

Yours sincerely

Madeleine O'Dea

[REDACTED]

CHIPPENDALE 2008

[REDACTED]

(NB: Name and suburb only for publication)

Attachment

Additional points in support of my objection to DA number: D/2024/1165 by Madeleine O'Dea, resident of Chippendale.

As foreshadowed in my covering letter my main objections to the proposed development are:

- Firstly and most crucially the proposal is a missed opportunity to address the actual needs of central Sydney. At a time of extreme housing shortage in Sydney, a site that is ideally situated for low cost and affordable housing servicing the needs of central Sydney and the stakeholders in the Tech Central Hub will be turned entirely to the use of a transient population to which Chippendale already makes a large contribution.
- The scale of the planned residential facility is disproportionately large. At 1,064 beds it would be the largest backpacker hostel in the world and yet there is no assessment of the need for a hostel of such immense scale. (I note that there are already two backpacker hostels in the immediate area – one run by the developers themselves – and there are a number of others in close proximity.) The proposed backpacker hostel would introduce more than 1000 transient residents into an already high-density neighbourhood, increasing the density of Chippendale (the second highest-density suburb in Sydney) by 11.5 percent. This would have a disproportionate impact on an already very space-constrained part of inner city.
- Traffic impacts would be far greater than the DA documents suggest: the huge increase in vehicle traffic (deliveries, waste collection, service visits etc) would all be via the single narrow, steeply sloping Knox St roadway, creating congestion, pedestrian hazards and noise that would severely affect the numerous residents of Knox St and surrounding streets. To this should be added the impact on Knox St and City Road of increased patronage to the Lansdowne.

Glossing over this, the DA asserts that their development would have “no adverse traffic impacts.” This is clearly absurd. For example, they suggest that guests at the hostel’s primary mode of transport would be walking and share bicycles. This in an area already identified as a pedestrian crash hotspot in the NSW Government’s recently published Transport Strategy for the Tech Central Hub. In addition, that strategy also makes it clear that the local bus services are already considered inadequate for the development of the Hub. The impact of a thousand more residents who would inevitably rely on these existing inadequate services is not addressed.

- The occupants of the hostel would (through no fault of their own) create neighbourhood problems that the developers have not foreseen or prefer to ignore. (Examples include kerbside crowding and noise around the hostel and

the Lansdowne, pressure on neighbourhood facilities, increased local congestion, the clustering of share bikes on footpaths, and the generation of street litter.)

- No measures have been proposed to improve the sustainability of the building as part of its extensive renovation (eg through rainwater capture or the use of solar energy).

In considering the impact of the DA it is important to note that when the developers (Tricon Group), bought the Telstra site, they purchased the adjacent Lansdowne Hotel at the same time. It is almost certain that they see synergies between the two projects, with the hostel providing a steady stream of new customers to the Lansdowne.

In examining the DA, Chippendale community residents like myself are, therefore, assessing the combined impact of the two sites on the neighbourhood; I am hoping that Council will do the same.

Finally, I appreciate that the attraction of tourists and the creation of a vibrant nighttime economy are policy goals of the Council, and that it could be argued that the proposed development would contribute to these. My objection (and that of many residents here) is to the lack of balance and proportion in the plans. The development is over-large on any view. It should be scaled back or, ideally, reconceived as a project more suited to the vision embodied in the Council's plans for the Tech Central Hub and in order to address the extreme need for suitable housing in central Sydney.

Thank you for your attention to my submission. I very much appreciate your time.

Madeleine O'Dea

From: John Brennan

Sent on: Tuesday, February 4, 2025 4:23:49 PM

To: dasubmissions

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

Attachments: D_2024_1165 objections by John Brennan.pdf (239.29 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.

I wish to register my objections to the above Development Application. Attached to this covering letter is a document setting out my objections in detail.

I have lived in Chippendale for 27 years. Since news emerged two years ago of the impending sale of the Telstra Exchange building on Broadway, I have been looking forward to hearing about plans for its redevelopment. I am bitterly disappointed in the project outlined in the DA currently before Council.

The density of the development – 1064 new residents in a suburb with a population of 9282 – is concerning enough.

But worse is the fact that all the occupants would be transient residents with no ties to or investment in the neighbourhood. To my mind, this is grounds for Council rejecting the proposal out of hand, since the development makes no contribution to Council's goals as outlined in its Local Housing Strategy.

I note that the Tricon Group purchased the Telstra site at the same time as it acquired the adjacent Lansdowne Hotel. I believe that the developers are seeking to maximise the commercial synergies between the two sites, and that this has distorted the planning priorities shaping the DA.

The attached document outlines my objections in more detail. I would urge Council to seek from the developers a new application that is more appropriately scaled to a small and space-constrained suburb of inner Sydney, and which makes a more tangible and durable contribution to the social fabric of the area.

Yours sincerely

John Brennan

■ Rose Street Chippendale (name and suburb only for publication)

Development Application D/2024/1165 – Statement of objections

A HUGE MISSED OPPORTUNITY

I have lived in Chippendale for 27 years, during which time I have seen it develop into a diverse, dynamic, and creative suburb, while still maintaining its character as a safe, accessible, and friendly place which is respectful to all its residents, both old and new.

I like the fact that Chippendale caters to a range of residents with differing needs, including homeowners, renters and international students. I welcomed the development of Foyer Central in City Road, which caters to at-risk young people.

So, obviously I do not object to a residential use for the old Telstra site. I was glad when I heard that Telstra were divesting themselves of the property, as it has long been a featureless anachronism that made no contribution to the neighbourhood.

With its Mixed-Use zoning, the site offered major opportunities for the creative re-use of a major asset in the interests of the Sydney community, and in pursuit of public policy goals.

One of the most important of those goals is set out in the City of Sydney's *Local Housing Strategy*, which commits the City to "Delivering affordable rental housing through the planning framework and direct action". A key action in the Strategy is:

Ensure planning proposal requests are consistent with the 'Principles for Growth' in the City's Local Strategic Planning Statement, so that proposals ... are of public benefit, for example they contribute to addressing the critical undersupply of affordable rental housing or public open space.

The DA under consideration does not meet the criterion of public benefit. None of the 1064 residents of the facility would be New South Wales residents, and the project makes no contribution to Chippendale or Sydney more broadly, beyond an unquantified stimulus to a small number of local businesses, at severe cost in terms of negative social impacts.

The old Telstra building is a prime site surrounded by vital Sydney institutions, including three Universities, major technical education providers, Sydney's biggest public hospital, and the myriad nodes of the tech and innovation district dubbed Tech Central. All of these attract workers who would benefit enormously from affordable housing close to their place of employment. I believe that it is through that lens that any proposal for the development of the site should be viewed. As a mixed-use location, it could host any variety of vibrant commercial spaces, along with residential spaces which are affordable and of good quality.

The Development Application includes no needs analysis to justify a backpacker facility of any size, let alone one on the enormous scale proposed. I am nevertheless prepared to believe that need exists, but I cannot accept that the huge opportunities for social benefit presented by the redevelopment of the Telstra building should be foregone in the interests of visitors with no ties the neighbourhood in which they would be accommodated.

I therefore believe that Council should decline to support the proposal and require an alternative application that offers deeper social benefit.

What follows are my comments on the weaknesses of the proposal as it stands, but these comments should not be taken as in-principle support for a modified version of the same plan.

DISPROPORTIONATE POPULATION IMPACT

The DA proposes building a backpacker hostel for 1064 residents. Added to Chippendale's current population of **9282** (according to Council's [published profile](#) of the area), this would represent an overnight population increase of 11.5%.

In the immediate area of narrow streets and low-rise residential accommodation tightly bounded by the major thoroughfares of Broadway and City Road, this would have a chain of negative consequences in terms of increased traffic, kerbside crowding and noise, pressure on neighbourhood facilities, increased local congestion, the clustering of share bikes on footpaths, and the generation of street litter.

TRAFFIC IMPACTS

- Pedestrian traffic:
Broadway between Mountain Street and Bay St, one of the sites included in the City of Sydney walking count, is directly opposite the proposed development. A current average of 18,539 pedestrian crossings is recorded for the site. At a minimum crossing of 2 times per day per occupant, the development would increase the amount of pedestrian traffic by 11 %, in an area already identified as a pedestrian crash hotspot.

The number of hostel occupants would also greatly increase traffic and clustering on the footpath around the hostel, as well as pedestrian traffic around the Lansdowne Hotel.

- Pedestrian hazards:
Share bikes on the footpath are already a significant problem around the Broadway-City Road intersections. The hostel occupants would be major users of this mode of transport, and we could expect a massive increase in share bike clutter in the vicinity of the building.

Knox St is already tricky for pedestrians to negotiate, because of a stairway directly across the street from the Telstra loading dock, which forces walkers onto the roadway. Risks will be exacerbated by constant traffic movements into and out of the loading dock (waste pickups, service calls, deliveries etc) if the hostel goes ahead.

- Road traffic:

The DA assumes that all arrivals and departures will be by public transport. This is not realistic for new arrivals to Sydney: their first arrival to the hostel is likely to be by rideshare service, and this is borne out by the number of rideshare pickups and drop-offs at the existing hostel located in the Lansdowne hotel. Assuming an average stay of 3 days and 2 people per trip, 1064 guests would generate over 300 new drop-offs and pick-ups a day, either on Broadway, round the corner on City Road, or at either end of Knox St.

Knox St provides a popular short cut for drivers out of Shepherd St into City Road. The greatly increased traffic into the hostel loading dock (mainly slow-moving vans and trucks making deliveries and transporting waste) would create a level of congestion in this narrow, steeply sloping and pedestrian-sensitive area that the DA takes no account of or seeks to downplay.

NOISE

The DA is unrealistic and complacent in its assessment of the noise impacts of the proposed development. The following comments (like many in this document) should be read against the background issue of *scale*. For example, any proposed use of the building will involve noise from waste collections, but the enormous scale of the project, with 1064 occupants, raises the noise from those collections to an issue of concern.

- Street-level noise:

The DA ignores the fact that Knox St is a residential locality, with flats looking directly across the narrow roadway to the loading dock. The projected three waste collections a week will be especially troublesome, requiring waste trucks to manoeuvre in the confined noise canyon of Knox St before taking on their loads and exiting up the steep slope.

Add to this the many other service visits and deliveries that would be required to meet the needs of over 1000 people.

- Lansdowne Hotel:

The close association between the development and the Lansdowne Hotel would mean increased patronage at the hotel, with a consequent increase in noise from the venue and from patrons entering and leaving.

NON-COMPLIANCES

I do not accept that the creation of a backpacker hostel of any size is a desirable use for the site, but even on its own terms the proposal is a poor one which does not comply with published requirements. The City of Sydney's [Development Control Plans, Section 4: Development Types](#) sets out requirements for visitor accommodation, including backpacker hostels. There are a number of respects in which the proposal falls well short of these requirements.

- *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.*

I have outlined in this document ways in which the project would adversely affect the amenity of the surrounding locality: disproportionate population impact, traffic effects, noise, crowding.

- *Ensure backpacker accommodation is located within close proximity to public transport, services and facilities and away from predominantly residential uses.*
[Emphasis added]

The entire southern side of the building faces residential flats in Knox St.

- *Internal partitions must be considered within sleeping rooms to provide privacy between beds.*

No such partitions exist in any of the sleeping rooms.

- *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 plans do not provide enough detail to assess whether this requirement is met, but crowding in the dormitories appears to be extreme, raising serious doubts about compliance.

- *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*

No such facilities appear on the plans.

- *Toilets are to be in a separate compartment from common showers and bathrooms.*

From the architectural plans, it appears that the design is not compliant.

- *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*

No separate dining room is identified on the plans, and the representation of the kitchen is so rudimentary that it is impossible to say if it is compliant.

- *Communal recreation areas are to be provided within the premises at a rate of 0.75sqm per person based on the maximum number of guests.*

It is hard to see how this requirement (for 793 sq m in total) is met:

- The GFA calculations cite 158.7 sq m of outdoor space, but the location of this area is unclear, as the rooftop is explicitly excluded on the grounds that it is a public access area.
- 190 sq m of the cited total is the ground floor café, implying that it is for the use of residents only. If that is the case, then it is difficult to see how the plan meets the objectives associated with its "Mixed Use" zoning, notably "*To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities*" and "*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.*" The main street frontage would instead be an entryway to a private facility operating a single business which offers nothing to the local community.

From: Joseph O'Donoghue

Sent on: Tuesday, February 4, 2025 4:40:25 PM

To: dasubmissions

CC: Joseph O'Donoghue

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

Attachments: D_2024_1165 – 184-200 Broadway – DA Response Submission – Joseph O'Donoghue.pdf (339.67 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.

To whom it may concern,

Please find attached my response to DA proposal at 184-200 Broadway, Chippendale.

Submission Number: D/2024/1165

More than happy to discuss in further detail,

Joseph O'Donoghue


Joseph O'Donoghue
26/11-21 Rose Street
Chippendale NSW 2008

4th February 2025

Re: [Development Proposal](#) for 184-200 Broadway, Chippendale – D/2024/1165

Dear City of Sydney Planning Department,

Please find attached my response to the above proposal. After reviewing the relevant DCP(s) and LEP, this document focuses on perceived areas of non-compliance.

My Background

I moved to Chippendale 3 months ago and live in an apartment close to the proposed site.

As far as Sydney villages go, the hamlet of Chippendale (my words for it) has a genuine specialness. Footsteps from the CBD, it is packed with local charm and surprisingly quiet and peaceful at night. This is despite being surrounded by four busy thoroughfares (Broadway, City, Cleveland, Abercrombie). The community spirit is also exceptionally engaging and friendly.

Further to this, I also spent years fighting for a vibrant Sydney nightlife via a political party I co-founded called Keep Sydney Open. So, my first impressions of the development was excitement.

Learning More

Digging a little deeper though, in to the proposal – it appears to be designed to financially benefit the developer themselves (also the owner of the Lansdowne Hotel), rather than Sydney's vibrancy grid.

It is also too big for the area. With over 1000 beds proposed, it will substantially change the "thematic character" of the "unique urban village" of the Chippendale hamlet.

Mixed Use Transitional

The proposal sits on a land parcel zoned "Mixed Use Transitional". However, the other side of Knox Street is zoned "Traditional Residential". The DCP covers both of these and their intentions in detail. Importantly, the proposal's parcel of land also falls within an HCA.

The point here being that this proposal brings with it some complexity and my request is that it is assessed with this complexity in mind.

The personality, culture and history – not to mention liveability – of the village this development literally intersects with (by sharing the same street!) need to be carefully assessed in order to not impact the incredible “thematic character” Chippendale is famous for. Not to mention loved by locals.

Foyer Central

There is already an existing case study just up the road from the proposed site, demonstrating how intersection between “Mixed Use Transitional” and “Traditional Residential” zoning works on a day-to-day basis in the “urban village” or Chippendale.

Foyer Central is a building managed by the Uniting Church for people between 16-24 years old. This is a similar age to the target market of the proposed hostel. It houses 54 beds (each in a separate studio apartment) on land zoned “Mixed Use Transitional”.

High-School Size

Based on the amount of beds (and therefore number of guests at any one time), this reasonably small envelope of space will house about the same number of people as a large high school. Most NSW High Schools though are under 1000 students. See data [attached here](#).

This is really just for context. However, it is relevant when considering foot traffic, movement, services, vehicle movement, noise and subsequent infrastructure requirements. Not to mention, amenities.

Agent of Change

These laws (which may have another name in NSW) look to ensure the “agent” of the change (the party who last arrived to a precinct) ensures the change they bring – especially night-time noise (e.g. from the proposed roof terrace or forecast increased patronage of the connecting Lansdowne Hotel) – are managed.

With Knox Street being the intersection between “Mixed Use Transitional” and “Traditional Residential” zones, such a concept is particularly relevant. However, nothing in the proposal looks to provide support or detail around this.

Sincerely,

Joseph O'Donoghue

South Sydney DCP

Urban Village & Thematic Character

The South Sydney DCP defines Chippendale as an “[Urban Village](#)”. This is pertinent, because it defines the sort of village and urban fabric this proposal will be entering and needs to be sensitive to.

One intention captured in the DCP in relation to this is “Residential Scale Preservation.” In the DCP, “scale” doesn’t just refer to height. It also refers to a development’s overall projected footprint, too.

The DCP develops the concept of the “urban village” by also discussing its “[thematic character](#)”.

In relation to Chippendale, this effectively is an acknowledgement of the special character that an urban village has for its locals – while discussing how new developments need to fit or contribute to this.

At over 1000 beds, the sheer size of the proposed development seems at odds with this concept of “thematic character” of the existing urban village and will undoubtedly impact that.

Thus, any long-term and irreversible impact on Chippendale must be front of mind when assessing the Broadway development proposal.

Private & Communal Open Space

The South Sydney DCP also has some provisions for [open spaces](#), relevant to this proposal because of the planned rooftop space.

Initial call outs relevant to this proposal are:

- *Where open space cannot be provided at ground level, open space in the form of roof-top gardens/terraces may be provided, depending on environmental and amenity considerations.*
- *Open space including roof-top gardens is landscaped and is designed to provide weather protection and enhance the comfort and enjoyment of these spaces.*
- *The landscaping of communal open space extends and integrates with the wider open space networks of South Sydney to help restore lifesupporting ecosystems.*
- *The design of communal open space allocates areas for composting, community gardening for food growing and facilitates storm water detention and water harvesting.*

With additional callouts from the DCP on open space being:

- *25% of ground level private and or communal open space provided is to be on natural or unexcavated ground level to support vegetation.*

- *Elevated gardens or roof-top open space for communal or private recreation does not exceed 30% of the total open space required.*
- *Communal elevated gardens and roof-top gardens have disabled access.*
- *Private courtyards or communal open space provided on or above ground to comply with the minimum size internal courtyard controls as illustrated in Figure F-1.*

These have been included, because it is difficult to see in the proposal if these conditions have been met.

Precinct 2: Mixed Use Transitional

Along with being part of an HCA (see below), this development appears to be zoned "[Mixed Use Transitional](#)" in the South Sydney DCP.

The DCP characterises these areas and parcels of land as being *"Located on the fringe of the Sydney CBD and part of a series of traditional neighbourhoods."*

This is an important point and consideration. It further identifies the need to plan for this proposal to fit in with an existing "urban village" and a unique "thematic character".

With Knox Street (at the rear of the proposed development), this is particularly pertinent because the proposed development will literally intersect and sit on the boundary line of the Chippendale "urban village".

The Northern side of Knox Street is zoned "Mixed Use Transitional", where the other side of the street (south side) is zoned as "Traditional Residential".

The proposal's size, footprint and lack of clarity around noise management appears to either bypass, have missed or simply ignores this important consideration.

Mixed Use Transitional | DCP Intent

The South Sydney DCP documents the following intentions in relation to areas zoned as "Mixed Use Transitional".

- *To encourage a mix of low-intensity and small scale activities including residential and environmentally sensitive retail, commercial and light industrial.*
- *To ensure non-residential uses are environmentally compatible and respect the amenity of residential uses in the Precinct.*
- *To ensure activities that locate in the precinct take advantage of the convenient location of the precinct and encourage public transport use and pedestrian activity.*

- *The non-residential floor space is not to exceed:
25% of the gross floor area of the building or;
the ground floor area of the building, whichever is the greater.*
- *The onus is on the applicant to demonstrate how this can be accommodated without impacting on adjoining land uses.*

In response to these documented intentions:

- The proposed development is far from low-intensity.
- There is very little in the proposal that shows how the development will respect (or bolster) the existing amenity of the existing precinct (and “urban village”).
- The non-residential floor-space (including reception, eating areas and rooftop terrace) appears to be more than 25% of the gross floor area.
- Again, there is very little detail in the proposal about how the development will not impact adjoining land uses (especially the “traditional residential” on Knox Street).

Mixed Use Transitional

Section 4.2.1 Subdivision pattern and Lot layout

The South Sydney DCP documents the following points in relation to areas with “Mixed Use Transitional”.

- *To ensure the location, size and shape of the allotment can accommodate mixed-use development.*
- *To ensure an appropriate transition or separation is provided between housing and more intense uses which may potentially have detrimental impacts.*
- *To ensure the design and arrangement of buildings and servicing areas provides a high degree of flexibility to accommodate changes in the type of occupancies.*

In response to these documented parts of the DCP:

- The proposal demonstrates no appropriate transition or separation between residential buildings on the south side of Knox Street vs. the more “intense” use generated by the proposed hostel.
- There is very little detail on how the services of the building will work or their impact on Knox Street.

Mixed Use Transitional

Section 4.2.3 Parking, Access & Servicing

The South Sydney DCP documents the following points in relation to these details in relation to “Mixed Use Transitional”.

- *To minimise conflicts between vehicular movements and pedestrians.*
- *To provide separate vehicular access and parking between different uses, with least impact to adjacent precincts.*

- *Driveways are located:*
 - *where they will cause minimal interference with vehicular and pedestrian movement on public roads;*
 - *do not cause congestion, delay or hazards to traffic movement on an adjoining street; and*
 - *to take advantage of the site opportunities such as multiple street frontages.*
- *Servicing Areas:*
 - *Retail activities have appropriate delivery and garbage collection access.*
 - *Where possible, loading facilities are located at the rear of the development with access off a laneway system.*
- *Performance Criteria:*
 - *Noise impact associated with goods delivery and garbage collection, particularly in early morning is minimised. Possible late night noise from restaurant activities is contained to minimise impact on nearby residents.*

In response to these documented parts of the DCP:

- Vehicle movements and pedestrians: A high-amount of Uber and taxi traffic is anticipated. If this will be accommodated on the Broadway side of the building, how will this work with the existing footpath (which has a high-level of foot traffic especially during University semesters)?

Alternatively, Knox Street is a one-way street and all traffic must turn left onto City Road (effectively on a blind corner). How does the development accommodate this increase in traffic and noise within the “urban village” of Chippendale.

Importantly, all Ubers and taxis entering via Knox Street would need to drive through the village of Chippendale in order to access the rear of the building.

- Vehicle access at the front of the building (Broadway) will have an impact on the traffic flow of this street (cars entering and leaving the premises).

Alternatively, if vehicles enter the back of the premises – that traffic flow will need to pass through the Chippendale village in order to access it. This obviously brings with it likely noise, congestion etc. especially in evenings.

- Servicing will also mean vehicles and noise. If this is on the Knox Street side (a one way street) such traffic will also have to traverse through the Chippendale village in order to access it. This will provide a substantial amount of disruption and traffic to the “urban village” referenced above.

- Service delivery will also come with associated noise.

Foyer Central

There is already an existing case study just up the road from the proposed site, demonstrating how the intersection between “Mixed Use Transitional” and “Traditional Residential” zoning works on a day-to-day basis in the “urban village” or Chippendale.

[Foyer Central](#) is a building managed by the Uniting Church for people between 16-24 years old. This is a similar age to the target market of the proposed hostel. It houses 54 beds (each in a separate studio apartment) on land zoned “Mixed Use Transitional”. The building is attached to the apartment building at 5a Knox Street (zoned “Traditional Residential”).

Foyer Central provides an exceptional service to the young adults who utilise its facilities. It is not separated by a road (like the proposed development) with the neighbouring residential buildings that it intersects with.

Despite this small discrepancy, it does provide a relevant case study in this instance and we recommend that the City of Sydney visit it in order to consider this intersection of the two planning zones.

Ultimately, some noise does generate at times (and at night). Even from the studio apartments. There is no bar connected with the building. No swimming pool. The open space at the back of the building is managed by a curfew and the tenants are generally respectful. Although at times, noise does generate as happens in life and as different residents move through the building.

Importantly, Foyer Central currently has 5% of the beds / residents proposed by the Broadway development. This is a big difference. The sheer multiplication of residents at any one time vs. the proximity to the “traditional residential” zone literally across the road on Knox Street must be an important consideration when assessing this proposal.

There appears to be nothing in the proposal that acknowledges this proximity, or that seeks to manage or ameliorate it.

Chippendale Heritage DCP

Chippendale is a heritage conservation area (HCA). The [City of Sydney's Heritage DCP \(2006\)](#) has a section dedicated to Chippendale. The below highlights relevant sections from this DCP that are relevant to the proposal.

Section 2: Background

"These parts of Chippendale have a particular individual character and cohesion that, as required by the extensive heritage listings, should be maintained. The locality-specific provisions in this schedule clarify the City's intentions as to how new development can respect this individual character by:

- (i) responding to the existing urban fabric;*
- (ii) reinforcing the particular streetscape qualities of Chippendale."*

There is very little (if anything at all) in the development proposal that is sympathetic to the particular individual character of Chippendale. It is not acknowledged anywhere within the proposal and there are no identifiable inclusions that show intention to respect it or fit in with it.

Section 2.2: Character of the locality

"From an early stage industrial buildings and working-class housing have defined Chippendale. This early pattern of development still forms the basis of its character today. Chippendale may be grouped into three areas:

- (i) the predominantly nineteenth century residential and industrial area west of Abercrombie Street;*
- (ii) the predominantly twentieth century residential and industrial area east of Abercrombie Street reflecting major land resumptions; and*

(iii) the boundary thoroughfares that relate to the perimeter parkland and commercial areas.

Further, the built form can be broadly grouped into the following types:

- (i) industrial buildings;*
- (ii) working-class housing;*
- (ii) quality residential housing.*

Included really, just for context. Obviously a hostel does not fit within the categories above, which is fine. However, the context of the hamlet / village that this development will become part of again is not acknowledged in the application and the above is for consideration.

Clause 4: Additions & Changes to Building elements

- *New work to existing buildings is required to be carefully considered in relation to the impact on the area's significance.*
- *Careful consideration needs to be given to ensure new work is appropriate given the form, massing, scale and architectural style of the building.*

Included for context & consideration

Clause 4.1: Provisions

- *Proposed new work is to:*
 - (a) *retain the mix of low scale terraces and later larger scale industrial insertions within streetscapes, and*
 - (b) *read as contemporary and be visibly distinguishable as new work, unless that new work reinstates features previously demolished.*

Included for context & consideration

Section 5: Infill Development

"The desired form of infill in Chippendale differs from many other areas, including other heritage conservation areas, due to the sharp contrasts in scale between large scale warehouses and low scale terrace houses that characterise Chippendale. Infill development should reinforce this character through the appropriate placement of new forms that also take into account the other criteria and provisions of this DCP. Special consideration must also be given to the visual detailing of any new building so that this aspect also responds to the historic development of the area.

- *New building elements that are likely to result in a significant change to the character of a streetscape are not to be introduced.*
- *Development is to include a fine-grain level of detail, the design of which is to be in keeping with the character of the area.*
- *Active street fronts are to be promoted to avoid blank street walls."*

Again, included for consideration and context.

Section 5.3: Large-Scale Development

"Infill development in streets characterised by larger scale warehouses and other industrial buildings are to be generally of a height of three storeys or more, and must demonstrate compliance with the height controls included in the relevant LEP or DCP.

- *In general, where large-scale infill development is proposed, it is to be located:*
 - (a) *within streets that predominantly consist of warehouses and other industrial buildings; and*
- *Roof forms should be generally flat and obscured from view by a parapet of simple design.*
- *Cooling towers, plant rooms and other utilities are to be incorporated into the main building structure."*

Calling the reference here to the height limitations in the LEP & DCP + references to services.

From: Donald Fraser

Sent on: Tuesday, February 4, 2025 5:00:33 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 Joel

To reinforce my concerns about this development proposal I am forwarding record of my report to council about illegal parking in Buckland St.

There is no doubt that this massive development will greatly increase traffic and related problems.

See below

Submit - Report Illegal Parking or abandoned vehicle COS-RIP-244649 CRM:0489000231176

Submit - Report Illegal Parking or abandoned vehicle COS-RIP-244653 CRM:0489000231178

Completed - Report Illegal Parking or abandoned vehicle COS-RIP-244649 CRM:0489000231238

Completed - Report Illegal Parking or abandoned vehicle COS-RIP-244653 CRM:0489000231239

Regards

Donald Fraser

From: CRIG
Tuesday, February 4, 2025 5:08:45 PM
Sent on: Joel Stuart
To: City of Sydney
CC: D/2024/1165 Backpackers 200 Broadway
Subject:
Attachments: 250202 Submission DA 200 Broadway Backpackers FINAL .pdf (364.59 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.

Hi Joel

Our previous email bounced back - due to a typo for your address.

Please find the attached.

with kind regards

Jeanette

=====

This message is sent by Chippendale Residents Interest Group. If you have received this message in error or no longer wish to receive e-news, please email us.

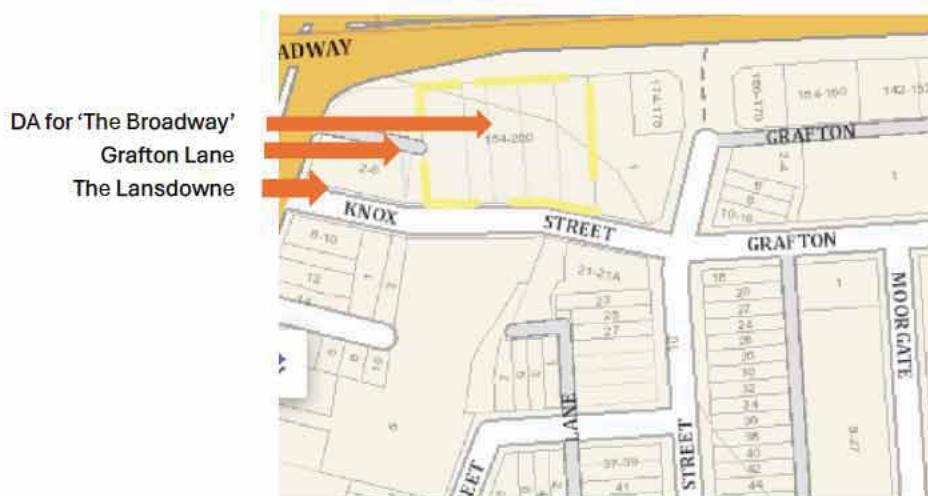
OBJECTION D/2024/1165, 184-200 Broadway, Chippendale DA for a 1056 bed Backpackers Hostel (The Broadway)

The proposed plans for the Backpackers Hostel on Broadway has prompted widespread concern, both in terms of its design and size which is considered disproportionate to its surrounds. In addition, there are concerns about the location and cumulative impact being directly adjacent to the Lansdowne Hotel. Detailed feedback follows.

The Application

The application relates to the former Telstra data centre at 184-200 Broadway (The Broadway)

Purchased by Tricon Group in June last year, the purchase follows that of the Lansdowne Hotel at 2-6 City Road, which is immediately west of the proposed Backpackers Hostel. Described as a 'supersite', the sites are strategically located, with the rear of the Lansdowne adjacent to the west of the subject site. The map¹ indicates.



Proposed to be Sydney's largest backpackers, catering for 1,056 beds in 164 dorm style rooms, the project is described in the Statement of Environmental Effects: *'The intent of the project is to deliver a style of backpackers' accommodation in a high-quality design reflecting a number of hotels and hostels in Europe and the United States such as 'Next House Copenhagen'*².



The Next House, Copenhagen

¹ Map courtesy Planning NSW Portal

² Images courtesy Next House, Copenhagen website

**OBJECTION D/2024/1165, 184-200 Broadway, Chippendale
DA for a 1056 bed Backpackers Hostel (The Broadway)**

‘The rooftop space [for The Broadway] is intended as an area that is publicly accessible and can be reached through the entry/access points off Broadway or Grafton Lane. The premises will offer a multitude of different activities including walking tours, food and drink, music, movies and other events’.

Demolition, modifications and alterations are proposed, with a new Hostel to be built over 8 levels:

- Below ground: accommodation & backroom facilities
- Ground Floor: Café, kitchen, communal space and backroom facilities
- Levels 1 – 4: accommodation in 4, 6 & 8 dorm style rooms
- Level 5, a rooftop deck and pool catering for 250 people, and
- Level 6: Mechanical plant & equipment

Accessible from Broadway and Grafton Lane, public access to level 5 is proposed, subject to outside visitors being accompanied by the inhouse guest.

In total, 142 rooms are proposed with 4, 6 & 8 dorms and bunk style bedding catering for 1,056 guests.

Section 4.6 for the height and FSR

The proposal breaches Council’s controls and will require a Section 4.6.

Design, scale & management of the proposal

The site is adjacent to a residential community, who live on Broadway, Knox, Shepherd, Grafton and Rose Streets, with the capacity for 1,058 beds and a roof top deck and pool on level 5, intended to cater for 250 people. This deck is in addition to the nearby roof top deck and accommodation at the Lansdowne Hotel.

In short, the proposal fails to meet key objectives in the City of Sydney LEP and DCP 2012 [visitor accommodation). This includes ensuring the design, development and management of the visitor accommodation does not adversely impact the surrounding residential community.

Moreover, the scale of the development and land use is not compatible with the immediate residential community, due to its size, intrinsic noise and loss of privacy. The application also fails to provide adequate information to address energy, water, sewerage and waste management.

In addition, the hostel appears it will need to rely on its top deck (level 5) for recreational space, given there is insufficient internal communal space, and noting the communal space on Level 5 is not included as part of the communal areas as it will be publicly accessibility. At the same time, the recreational space on level 5 is more than the 20% provision allowed, prompting concerns about local noise intrusion and privacy.

Further, the room/dorm size, provide little space and privacy other than to act as ‘sleeping rooms’.

Insufficient Diversity (Accommodation)

The application caters for group accommodation, failing to provide single, couples or twin beds or private accommodation.

Special Entertainment Precincts & DCP Entertainment Sound Management

Both sites are located in the proposed Special Entertainment Precinct³ with the Lansdowne Hotel holding a Liquor Licence able to trade until 5pm.

The introduction of the proposed Special Entertainment Precinct (City Living) on Broadway, with its publicly accessible roof top bar and lap pool on Level 5 of the Hostel, is likely to see the Hostel expand its Base Level Hours over time, to accommodate events within the Backpackers.

The use of access to Grafton Lane, with ready access to the Lansdowne Hotel (which is owned by the same party as the Backpackers Hostel) is likely to exacerbate noise and the inherent risks between the two venues.

Notwithstanding plans for the proposed site has not considered in terms of the cumulative impact to both sites.

Transport

No parking is provided onsite. Nor is parking provided for service vehicles. As a result, guests will rely on parking in local streets, which is at a minimum. This includes backpacker vans that typically travel around Australia. Moreover, as evidenced in the eastern suburbs vans often will attempt to park (with guests sleeping) in local streets, as they wait for accommodation or are leaving.

While access to buses is within 400 metres, other transport options are further away, i.e. ~ 1.3 km to light rail, and over a 1km to Central or the Metro Station (platforms). This is likely to see guests rely on bike sharing, and the use of drive share options. This will necessitate the use of Broadway for bike sharing, increasing the conflict with pedestrians; and the use of Knox Street where access is already at a premium with inherent risks between active transport users and pedestrians.

Room & Bathroom Design

The floor plans indicate the dorms are poorly designed with insufficient portioning to ensure privacy between bunks. Some rooms also don't have sufficient space, with the corridors and floor layout poorly designed (in the case of fire).

The bathrooms also don't have proper separation between the toilet and shower as indicated in the DCP. In addition, many rooms have insufficient, secure and lockable storage facilities so guests can individually store their baggage and travel items.

The DCP also indicates toilets are to be in a separate compartment from common showers and bathrooms, with walls separating toilet and shower compartments in single sex facilities, with a minimum height of 1.8m high and maximum 250mm off the ground. In the case of unisex facilities, partitions separating adjacent compartments are to extend from floor level to the ceiling. It is not understood, how the current proposal meets these requirements.

Moreover given a minimum of one bathroom for males and one bathroom for females is to be provided; it is assumed the dorms will need to cater separately for female, and male guests to meet this requirement. Consequently, how will the dorms cater for small mixed groups, and couples?

³ Special Entertainment Precinct Discussion Paper & proposed DCP: Entertainment Sound Management

Void/Lightwell

The development relies on the Void to act as a lightwell for many rooms. However, it appears that the BCA fails to sufficiently address key concerns such as the risks in the event of a fire.

Plan of Management & Noise Management Plan

A Plan of Management and a Noise Management Plan has been submitted; however the plans fail to adequately address potential noise and amenity concerns.

Further, given the maximum length of stay for guests is 28 consecutive days, how will this be effectively managed, given guests can rebook the Hostel, or register with the Lansdowne, and upon return, extend their period of stay?

Its noted similar hostels overseas are often limited to 14 days.

Communal & Recreational Space

Based on the capacity numbers, a minimum communal space of 793.5 sqm⁴ internally should be provided. This is in addition to the recreational space on level 5 which is accessible to the public.

However the SEE report indicates only a total communal area of 665²m is provided, which appears in part to rely on the open kitchen area on the ground floor. While access to an internal kitchen and dining room is provided, it is not understood if this will cater for at least 15% of the guests, i.e. as a minimum ~159 guests.

Further the communal recreational space on Level 5 is greater than 20% GFA, breaching council's controls. It is assumed, the 20% threshold is intended to minimise the noise impact on surrounding properties, such as Knox and Shepherd Streets, and off Broadway.

Access to level 5 is proposed to be restricted to 10pm; or no later than 10:30pm. However, this could change over time given incentives proposed in the Discussion Paper for Special Entertainment Precincts, and DCP for Entertainment Sound Management.

Staff Room

The staff room appears relatively small for the number of staff required for such a large operation.

Site Manager's Office

A site manager's office is provided however given the scale of the hostel it is considered relatively small.

Resident Manager/Caretaker

A sleeping room is provided however given the scale of the hostel, and likely necessity for additional staff overnight, the room(s) are small.

Solar Reflectors

What impact will this have on nearby buildings?

⁴ 0.75 sqm per guest based on the guest capacity.

OBJECTION D/2024/1165, 184-200 Broadway, Chippendale DA for a 1056 bed Backpackers Hostel (The Broadway)

Acoustic Report

The report indicates the logger in Knox Street was located at 47/5A Knox Street. As indicated below, Knox Street is not a straight street. Rather the street bends, where background noise is very quiet in the mid and eastern section vs western end. Consequently, the location of the logger and background readings is queried. In addition, the report prompts questions in relation to the noise on the rooftop deck, and its noise management through the introduction of acoustic screens and the like.



Open Space

Chippendale has little open space compared with other suburbs in the City of Sydney LGA; less than 0.50 ²metre per person. Yet, the suburb has the highest density (along with Haymarket, ie 20,000 pp/km), with more than 50% living in small high-rise apartments; most without a balcony or open space. Consequently, open space and tree canopy is very important for the local community, even moreso given climate change. Yet, the proposal relies on recreational space on top of a building, rather than providing public domain improvements.

Sustainability local population

More than 80% of Chippendale is now a transient population. This has implication in terms of a maintaining a healthy and sustainable suburb. Instead of building Sydney's largest backpacker hostel, the site could cater for social, affordable housing or a Build to Rent, where the regulations could provide a more appropriate planning solution.

Knox Street

There is considerable frustration about the lack public space and amenity as part of the plans. Further, what plans are proposed to enhance streets, such as Knox Street? In addition, irrespective of the plans, it is suggested the one-way street be changed, with traffic entering from City Road vs exiting onto City Road. This would assist with the blind spot for regular cars (vs SUVs) who are unable to see over the bushes in front of the Lansdowne.

Student Housing

Notwithstanding the maximum period is 28 consecutive days to stay, there are concerns the Hostel is being proposed in order to bypass planning regulations for student accommodation, whether for the short term or potentially longer.

Poor Consultation

For large projects, it is typically recommended the applicant consult the community before a proposal is finalised and submitted. This was not the case. Instead, the application was lodged shortly before Christmas with the application on public exhibition during school holidays. Moreover, notifications were contained to a small area, despite the wider impact.

Land & Environment Court Judgement

The Decision of the Land & Environment Court ⁵ for a Backpackers on Cleveland Street is noted, where the application was rejected on the basis of the impact of the Hostel on the local community. While the Judgement was handed down in 2008, many of the reasons still apply.

Friends of Chippendale

The application has prompted widespread community concern – both within Chippendale and externally. Consequently, Friends of Chippendale was established directly in response to the application whose feedback forms part of this submission.

In conclusion, the proposal should be rejected.

Please keep us informed about any additional reports or more information as it comes to hand. Further, please let us know of any panel or committee meetings where the application is being considered.

Chippendale Residents Interest Group (CRIG)

4 February 2025

⁵ Baker Kavanagh Pty Ltd vs Sydney City Council [2008] NSW LEC2

From: Jotform
Sent on: Tuesday, February 4, 2025 6:15:05 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] Shepherd Ln, 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:

It's already busy as is, there doesnt need to be extra traffic

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

From: [REDACTED]
Sent on: Tuesday, February 4, 2025 11:39:05 PM
To: City of Sydney
Subject: Development Application D/2024/1165 - 184-200 Broadway Chippendale NSW 2008
Urgent: High

Attachments: City of Sydney DA - D-2024-1165 - 184-200 Broadway, Chippendale NSW 2008.pdf (87.46 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.

Dear Council,

For personal security and privacy reasons, I require you not to disclose any personal information other than that contained in the attached letter.

I appreciate your help in this matter.

Kindest regards,
[REDACTED]

4 February 2025

Re: Development Application D/2024/1165
184-200 Broadway, Chippendale NSW 2008

To Whom It May Concern,

My primary concern with this application is *additional* noise from the change in use of the property subject to the Development Application (DA).

Section 5.2 of the Acoustic Assessment prepared for the Tricon Group¹ — the proponents of the Development Application — states:

5.2 Rooftop Terrace

We recommend that the western and southern perimeter of the rooftop terrace be fitted with acoustic barriers built to a minimum height of 1.8 metres.

We recommend that the northern side of the rooftop terrace facing Broadway be fitted with acoustic barriers built to a minimum height of 1 metre.

The acoustic barrier may be constructed from solid materials such as 10 mm toughened glass or 10 mm thick solid polycarbonate (min. surface density 12kg/m²). The construction shall be free of visible air gaps to provide an impervious sound barrier.

The recommended configuration of acoustic barriers — 1.8 metres on the western and southern perimeters of the rooftop terrace and *just* 1 metre on the northern perimeter of the rooftop terrace facing Broadway — means that the noise from the rooftop terrace will escape to — and be reflected by the taller acoustic barriers towards — the buildings on the opposite side of Broadway. The affected areas on the opposite side of Broadway include but are not limited to the *residential* units occupying the Broadway side of floors 1 through 4 of 185-211 Broadway, Ultimo (SP54026).

I object to this preferencing of residents in the areas west and south of the property subject to the DA.

The proponents should be required to install acoustic barriers built to a minimum height of 1.8 metres on the northern side of the rooftop terrace facing Broadway. This 1.8-metre acoustic barrier would replace the recommended 1-metre barrier on the north perimeter of the rooftop terrace, facing Broadway, and be consistent with the recommended 1.8-metre acoustic barrier on the western and southern perimeter of the rooftop terrace.

The reasons, in addition to the equity considerations mentioned above, for requiring a uniform 1.8-metre acoustic barrier include but are not limited to:

- 1) the fact that levels 1 through 4 of 185-211 Broadway, Ultimo, are — to the best of my knowledge — required to be student accommodation, according to the relevant DA.

¹ William Wang, Day Design P/L, Consulting Acoustic Engineers, Suite 17, 808 Forest Road, Peakhurst NSW 2010, +61-2-9046-3800, www.daydesign.com.au, accoustics@daydesign.com.au

Student residents require the lowest possible noise levels to facilitate their studies and sleep.

- 2) the owners of SP54026 (185-211 Broadway, Ultimo) were — to the best of my knowledge — recently prevented, by the relevant heritage regulations, from installing noise-absorbing double-glazed windows in the Broadway facing units when they renovated the building. Thus, the owners of SP54026 could not and can not mitigate noise for themselves and their tenants.
- 3) the incremental cost for taller — 1.8 vs. 1 metre — acoustic barriers on the northern perimeter of the rooftop terrace facing Broadway is minimal when compared to the overall cost of the building works — more than \$13 million — especially if these taller acoustic barriers are installed during construction rather than as a modification after completed construction.

Accordingly, I request the DA require the proponents to install an acoustic barrier on the northern perimeter of the roof terrace, facing Broadway, identical to the recommended acoustic barriers on the western and southern perimeters of the rooftop terrace. These acoustic barriers should be at least 1.8 metres in height and meet or exceed the specifications given in paragraph three of section 5.2 of the Acoustic Assessment.¹

Thank you in advance for your favourable consideration of this objection and request.

Kindest regards,
(signed)

Owner in

From: Elina Godwin
Sent on: Tuesday, February 4, 2025 9:55:45 PM
To: City of Sydney
Subject: D/2024/1165 184-200 Broadway Chippendale
Attachments: D20241165.pdf (32.5 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.

Hello,

Please see attached objection letter for D/2024/1165 184-200 Broadway Chippendale.

Thanks,

Elina

**Objection Letter for Development Application D/2024/1165 – 184-200
Broadway, Chippendale**

To the City of Sydney Council,

I am writing to formally object to Development Application D/2024/1165, which seeks to convert 184-200 Broadway, Chippendale, into Australia's largest backpacker accommodation. As a resident of Knox Street, my primary concerns are not just noise but the serious safety risks and urban dysfunction this development will introduce to an already strained local environment.

Firstly, Knox and Shepherd Streets are already hazardous for pedestrians due to constant footpath obstructions from illegal dumping, rubbish, and e-bikes. As a result, pedestrians—including myself—are regularly forced onto the road, sharing space with cars that use these streets as a rat run, often ignoring stop signs and one-way restrictions. A massive influx of transient visitors will significantly increase both foot and vehicle traffic, worsening these safety issues. Emergency services already struggle to navigate the area due to the narrow streets and lack of safe stopping space, and this development will further compromise response times at what is already one of Sydney's dangerous intersections (where Broadway meets Princes Hwy).

Additionally, the claim that this development will bring substantial benefits to local businesses is misleading. Large hostels typically encourage guests to spend within their own facilities, offering subsidised food and drinks rather than directing them to surrounding businesses. This issue will be further compounded if the site is used for de facto student accommodation, with residents simply renewing their 28-day stays by switching rooms—providing no real contribution to the rental market or broader economic activity in the area.

Beyond these concerns, Chippendale and Broadway already suffer from a high commercial vacancy rate. The introduction of a massive backpacker facility—catering to short-term, low-spending visitors—risks further hollowing out the area's economic diversity, similar to what has happened with backpackers in Randwick. There, high accommodation rents have driven out long-term tenants while local businesses have struggled due to an influx of residents who do not contribute meaningfully to the local economy.

This proposal does not align with the needs of the community. A more appropriate use of the site would be student accommodation, providing much-needed stable housing and fostering a balanced urban mix. Instead, this DA threatens to introduce more safety hazards, undermine local businesses, and contribute to Chippendale's growing urban dysfunction.

For these reasons, I urge the council to reject this proposal in favour of a development that better serves the long-term interests of Chippendale's residents, businesses, and urban environment.

Sincerely,

Elina Doyle-Godwin

11 Knox Street, Chippendale, 2008



From: Luca Godwin
Sent on: Tuesday, February 4, 2025 10:19:42 PM
To: City of Sydney
Subject: Objection to D/2024/1165, 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.

 [Luca Godwin Submission.pdf](#)

Hello there,

Please see my attached Objection to D/2024/1165, 184-200 Broadway, Chippendale.

Thank you for your time and consideration.

Regards,
Luca Godwin

From: [REDACTED]

Sent on: Wednesday, February 5, 2025 9:00:21 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 oppose proposal D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 because: I believe it could bring unwanted crime into the area and bring unrest to residents due to noise of so many people in the one place.

Yours sincerely,

[REDACTED]

Bridge Rd, Glebe NSW 2037, Australia

From: Kate Stone

Sent on: Tuesday, February 4, 2025 7:47:24 PM

To: dasubmissions

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

Attachments: DA Submission - Chippendale.pdf (2.66 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.

Good evening Joel,

Please find submission regarding D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008.

Regards,
Kate Stone

04 February 2025

Mr Bill MacKay
Manager Planning Assessments
City of Sydney

Via online submission

Dear Bill,

Re: Submission into D/2024/1165 at 184-200 Broadway, Chippendale NSW 2008

I am writing to make a submission regarding D/2024/1165.

I am a mum living Chippendale; I have lived in the City of Sydney LGA for 6 years and have owned in Chippendale for 3 years. I have not made any financial contributions to local government elections nor do I have any conflicts of interest, perceived or actual.

In summary, the development should be reconsidered for its social impacts and scale alleviated. My key concerns are:

- The scale of the proposed accommodation;
- Proposed use of the outdoor terrace;
- Bicycle parking and use on pavements;
- Vaping and illicit substance;
- Lack of Comprehensive Plan of Management; and
- Anti-social behaviour

ABOUT THE DEVELOPMENT

The development application is for the adaptive reuse of the 'Telstra Building Exchange' building and construction of 5-storey tourism and visitor accommodation building (backpackers' accommodation) containing:

- 164 rooms with 1,058 beds;
- 665sqm of communal indoor space on lower ground and ground floor;
- 157sqm of communal outdoor space in a courtyard in the centre of the building;
- Level 5 modified as a roof terrace and garden with lap pool and sunbathing deck on the southern side of the building; and
- Primary building entrance from Broadway.

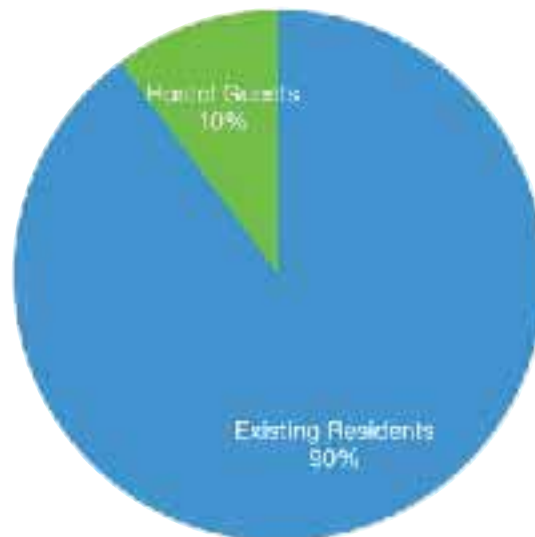
SCALE

The scale of the backpacker's accommodation was not envisioned or contemplated when the planning controls were developed.

The use of backpacker's accommodation is permitted in the MU1 Mixed Use Zone with consent. However, when the Local Environmental Plan was developed a backpacker's accommodation of this scale was clearly not envisaged by Council. This would be larger than any hostel currently in Europe, at least, and arguably the world's largest hostel.

Therefore, it is reasonable that the site goes through a more thorough assessment process consistent with a planning proposal or a state significant development.

The estimated residential population of Chippendale is 9,282, as at June 2023. The 1,058 beds would make up 10% of new Chippendale population. This is a radical change to the community, which was unlikely envisioned when preparing the LEP, even if the land-use was changed. As Clause 4.6 variations enable these changes, there needs to be a more thorough assessment of the impact on the local community.



Recommendation

A social impact assessment is prepared alongside ongoing community engagement to better understand the impact of the development.

The development is modified so that there is a maximum room size of 4. This would still allow a significant hostel with 656 guests but lessen the impact on the local community.

ROOFTOP TERRACE

The rooftop terrace is on the southern side of the building. This extends into the more residential part of Chippendale, compared to the north side which connects to Broadway and the Lansdowne Hotel.

The terrace will have a capacity of 250 people.

The acoustic modelling assumed background music (not live entertainment) (page 18). There is not any identification that this restriction would be imposed on the roof terrace. Therefore, live music, performance, or DJs/parties must be banned and this enforced strongly.

The scale of the acoustic modelling proportioned based on those talking loudly seems to be very conservative given the likely age group of the travellers and my understanding of hostel travelling. Moreover, the nature of the pool, bar and terrace would likely lend itself to more boisterous conduct.

The early nighttime criteria was used to assess the noise levels. This implies that there must be a midnight cut-off for events. This should be earlier, say 9pm for Sunday to Thursday nights, in line with noise restrictions.

Recommendation

The conditions of consent must include strict closure times for the rooftop. The acoustic modelling should be considered for residential areas that are quiet, and more distant from Broadway. Alternatively, the development is modified to remove the bar area from the rooftop terrace and maintain it as an alcohol free hostel.

TRANSPORT

Broadway currently suffers from a proliferation of bike share schemes and delivery riders using the pavement for cycling and using overpowered electric bikes. Not only is this illegal, but there are also choke-points through the street which makes it unsafe for me to walk with my pram; with both myself and baby having been hit by these motorised bikes on a frequent occasion. Images

The addition of 1,058 people who will “use external bicycle providers (e.g. share bikes)” will exacerbate the issue.

A condition consent requiring guests to park share bikes within the hostel complex, and the street in front to be free from share bikes will be critical to maintaining a safe pedestrian area. This should be supported with signage making it clear that the pavement is not an acceptable place to ride a bicycle. Furthermore, the provider should be required to enter into an agreement with a share bike operator and provide the bikes on site, to assist providing education to guests and ensuring bikes are not on the pavement. Council will also need to crackdown on the illegal use of these dangerous motorised bicycles and have a clear plan in place with NSW Police.

The Transport study ignores Redfern Station is not connected to the Sydney Airport train stations, which therefore means tourists will walk from Central Station, an approximate 20 minute walk, or more likely use taxi or ride-share services.

The average taxi Fare to the Airport is \$36-\$50, the train fare from the airport to Central is on average \$20.28. Therefore, it stands to reason that a budget conscious backpacker would a taxi service (potentially sharing) or use a ride share service. These traffic generation impacts of the development have been completely ignored. With the bizarre assumption that a lack of car parking means trips can't be generated.

The traffic impact of an additional 650 trips per day must be considered. I have calculated this based on the statement of environmental effect and plan of management saying the average stay would be 2-3 days. Therefore, a third of residents would depart each day, that would result in 325 arrivals and 325 departures approximately 650 trips. These trips will predominately be up Knox Street and therefore other narrow laneways through Chippendale. Unless there is illegal parking along Broadway dealing the left turn onto City Road.

There will also be additional waste trucks through Knox street, the timing should be aligned to avoid the existing council waste collection, and frequent pedestrian times. The proposed routes should be mapped and included in a re-submission of the development application.

I have included photos outlined in **Appendix A**.

Recommendation

The development prepares a traffic impact study that considers the impact of the transport on Knox Street, Grafton Street and the internal roads of Chippendale.

The development is modified to have a designated off-road drop off and pick up facility.

A condition of consent requires a share bike scheme to operate and supply bikes, with the bike storage publicly accessible to eliminate the impact on the local community

VAPING

There is already a major issue with vaping at public transport stops around Broadway. Vaping is an illegal drug activity in New South Wales, and the enforcement has been weak to date. Adding a large population of short-term residents that fit into the vaping profile, will add to this issue. The vapes add substantial waste and litter, not to mention air pollution.

Recommendation

- Prepare a condition of consent that would prohibit smoking and vaping in the vicinity of the building.
- Prepare a condition of consent that has an enforcement provision if there is vaping in the vicinity of the building, especially by a guest.
- The Plan of Management must expel a guest who is found with vaping paraphernalia that has not been prescribed by an Australian doctor and administered by an Australian pharmacist.

PLAN OF MANAGEMENT

Maximum length of stay - The maximum length of stay is 28 days. Due to the proximity to university and risk of semi-permanent occupation by international students, there must be a clear provision that the maximum stay is 28 days is in a 3-month period.

Bar Closure - The plan of management does not detail a proposed time for the closure, there should be strict closure times.

E-waste - The plan of management must ensure that residents only dispose of battery in designated e-waste bins and cannot use general rubbish.

Recommendation

The condition of consent includes a condition that the plan of management is to be prepared to the satisfaction of Council before a construction certificate is issued.

ANTI-SOCIAL BEHAVIOUR

The short-term nature of the guests lends itself to anti-social behaviour and litter. There are already issues in the vicinity (Knox Street) with litter, dumping, and anti-social behaviour, especially around the end of university semester - reflecting student populations. Adding a significant transient population adds to this problem. The additional population would bring backpacker bars and change the area:

- See Seven News of a brawl outside backpacker bar Scary Canary from 2016. <https://www.facebook.com/7NEWSsydney/videos/scary-canary/1386719858018810/>
- Trip Advisor review stating that you should not go to Scary Canary if you are a girl https://www.tripadvisor.com.au/ShowUserReviews-g255060-d4779476-r932137958-Scary_Canary_Backpacker_Bar-Sydney_New_South_Wales.html

- Reviews, stating that Side Bar is a racist establishment

I have included screenshots outlined in **Appendix B**.

Overall, this creates a culture anathema to the family environment that has been established on the Western Side of Abercrombie Street. It risks adding violence and antisocial behaviour from the hostel, across to family areas such as Peace Park.

STRATEGIC CONTEXT

The existing use as a telephone exchange or data centre is a light industrial use. While it is a mixed-use zone, the importance of retaining employment land close to the CBD must be considered in the assessment of the development application.

I draw your attention to the following section of the Local Strategic Planning Statement:

Heritage buildings and conservation areas in places like Surry Hills, Chippendale, and Redfern provide the character and amenity sought by emerging innovation clusters. Sympathetic changes to existing housing and adaptation of former industrial buildings provide housing choices and workplaces that are not provided in new developments. p. 127

Page 154 of the LSPS suggests Chippendale will maintain a key creative industry cluster; the adaptive re-use to tourist accommodation compromises a key site that would otherwise have been used for creative industries. As a former data centre, I imagine the site would likely be well-connected to the telecommunications facilities and therefore could be a highly attractive space for innovative technology start-ups and newer established technology businesses.

There might be better strategic alignment converting the building to office space, which with bicycle parking would alleviate traffic congestion, alleviate anti-social behaviour concerns, and better align with the area as Tech Central. The building could be positioned as overflow from the CBD and Central Station Development such as Atlassian.

The Chippendale Locality Statement expresses Chippendale as a predominant residential area and calls for active street frontages along Broadway. The current proposed adaptation limits activations along Broadway and compromises the residential nature of the locality. An office development.

CONCLUSION

The development in its current form is not supported. I do not oppose the redevelopment of the subject site for alternative uses that contribute to long-term accommodation in the Chippendale area. This includes uses such as student accommodation, aged care, independent living units. I encourage the proponent to consider these uses more thoroughly and revising the proposal.

Yours sincerely,

Kate Stone
Solicitor & Local Resident

APPENDIX A

Images of ride share issues







APPENDIX B

Extract Trip Advisor Reviews

Side Bar

●●●○○○ 93 reviews • #191 of 257 nightlife in Sydney • Bars & Clubs

Write a review

What people are saying

"A disgusting excuse of an establishment. Shame on you."

●●○○○○ Dec 2023

This was the worst experience of my life. We were asked to leave for simply singing and dancing. Did not let us celebrate my birthday with my family and...

"DO NOT GO HERE RACIST ENVIRONMENT"

●○○○○○ Aug 2023

super rude and racist place manager said to not let people of colour? do not recommend going here disgusting management

✎ Suggest edits to improve what we show.

Improve this listing

Tours & experiences

Explore different ways to experience this place.



Holly M
4.0

●●●○○○ Reviewed 3 January 2024

Don't go on your own if you are a girl

We had been on scary canary since 7pm and hadn't even been drinking while I was there!

As a group we had enjoyed ourselves in there, we had watched the beer song competition that happened and then the wet T-shirt competition that followed after!

My friend who had been going out for a cigarette all night had left her full drink and stepped out for a cigarette as she had done all night! She then tried to get back in when she was met with 2 "doormen" who then had decided that she wasn't allowed back in and had to leave the bar and join the long queue to get back in to a bar she had been in for FIVE hours. She had a wrist band on which showed the "doormen" that she had been there since 8.30pm which they when chose to ignore! They claimed that they are happy to help people out but were more than happy to send a single girl out to the back of a very long queue on her own!!!

When we tried to come out to meet her we were met by VERY over powering aggressive "doormen" who couldn't have cared less if we were ok and safe!!!!

I would not recommend this place if you are a girl on your own and smokes or vapes and leaves the building as they WILL NOT let you back in and are more than happy to leave you outside on your own!

Date of visit: December 2023

●●○○○○ Value
●●○○○○ Atmosphere

●●○○○○ Service
●●○○○○ Food

Ask Holly M about Scary Canary Beeposter Bar

👍 Thank Holly M

From: [REDACTED]

Sent on: Wednesday, February 5, 2025 8:33:47 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:

Chippendale is a small quiet residential area in the inner city. Parking is limited, services are limited, it's very much a family and uni student community. Local pubs, bars and restaurants are charming and have staff that are warm and welcoming because it's often regular local customers that keep their businesses afloat. If we have thousands of backpackers coming through the area every week, these staff and services will be stretched. Noise levels will increase, no doubt littering and street drinking will too. I've been a backpacker in the past, in many different countries, and while backpacking is great, I never liked staying in hostels that had many more than 30-50 beds. As they grow they become much more impersonal, and lend themselves to excessive drinking and partying. Is that what we want to be promoting in our inner city? What about what happened in Kings Cross over a decade ago? No one wants that.

This hostel will only benefit the investor/investors who are looking to make money from this business. I can guarantee the hostel itself will be no good for the travellers who stay there. It'll be noisy, dirty and highly impersonal. It would be nice if for once the culture of Sydney was put ahead of profit for a select few, already wealthy, well connected individuals

Yours sincerely,

[REDACTED]

Rose St, Chippendale NSW 2008, Australia

From: DASubmissions

Sent on: Wednesday, February 5, 2025 10:08:51 AM

To: DASubmissions

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

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

From: Alisha Doring

Sent: Tuesday, 4 February 2025 7:18 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.

Dear Joel Stuart & Whomever It May Concern,

I am a local resident of Chippendale, a property owner, and a ratepayer, and I am writing in strong support of DAD/2024/1165 for the conversion of the Telstra building into a large hostel.

This proposal is an excellent opportunity to remove what many consider an 'eyesore' and replace it with much-needed short-term accommodation. While not permanent housing, this development will ease pressure on the broader rental market, including share-houses and short-term Airbnb rentals, thereby contributing positively to housing affordability. While I would ideally prefer a public or affordable housing development, I recognise the urgent need for additional accommodation of any typology in the current housing crisis.

Economic and Community Benefits

- * Boosting the Local Tourism Economy – A backpacker hostel will bring an influx of visitors who spend money in local cafés, restaurants, bars, and shops. Unlike high-end hotels, hostels attract budget-conscious travellers who tend to support small businesses rather than large chains.
- * Job Creation – The hostel will create employment opportunities in hospitality, maintenance, and management while indirectly benefiting businesses that rely on tourism.
- * Revitalising an Underutilised Site – The current Brutalist structure does little to contribute to the vibrancy of the neighbourhood. This redevelopment would activate the site and contribute to the revitalisation of Broadway and its surroundings.
- * Encouraging Sustainable Transport – With no guest parking and plans for 100 bicycle spaces, the project aligns with Sydney's push towards sustainable urban mobility. Increased bike and delivery traffic should be seen as a benefit, facilitating greater accessibility to local businesses while encouraging further investment in cycling infrastructure.
- * Supporting Urban Density and Smart Growth – Since the completion of the Central Park development, there has been limited new housing supply in Chippendale. This project presents a chance to further densify an already well-connected inner-city suburb, leveraging its proximity to Central Station, public transport, and major employment hubs.

Addressing Common Concerns

Criticism that the project will "shift the burden of excessive population density onto the existing community" is misplaced. As a local resident, I see the influx of visitors and cyclists as a benefit rather than a burden. Increased foot traffic supports local businesses, while higher cycling rates contribute to a more sustainable and liveable urban environment. Additionally, the claim that delivery bike traffic will "disrupt the peace" overlooks the fact that greater demand for food deliveries benefits both consumers and local restaurants.

Regarding concerns about "substandard living conditions for students struggling to find affordable housing," the solution is not to block short-term accommodation but to advocate for additional permanent housing elsewhere in the area. Council should continue to explore opportunities for affordable, build-to-rent, and public housing on underutilised plots near Sydney's major transport hubs.

Final Thoughts

This proposal does not reduce the existing supply of permanent housing but instead adds valuable accommodation in a high-demand

location. I urge the council to approve this development, as it will contribute to the local economy, improve urban density, and enhance the vibrancy of Chippendale.

If possible, I would prefer that my submission is not published publicly, or if it must be, I request that my name be redacted.

Kind Regards,
Alisha Doring

From: DASubmissions

Sent on: Wednesday, February 5, 2025 10:09:10 AM

To: DASubmissions

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

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

From: Alix Thoeming

Sent: Tuesday, 4 February 2025 8:32 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.

Dear Joel,

I am writing on behalf of concerned residents of Chippendale regarding the proposed redevelopment of the Telstra building into one of the world's largest backpacker hostels. We respectfully urge the committee to reject the current proposal until meaningful consultation with residents can occur, and a more suitable development plan is negotiated.

While we understand the appeal of increased tourism and commercial activity, the current plan fails to align with the mixed-use zoning objectives intended to protect residents' quality of life and promote responsible urban development.

Key Concerns:

1.

Noise, Traffic, and Strain on Infrastructure: The size and nature of the hostel will exacerbate noise pollution and foot traffic, while placing undue strain on already limited local infrastructure and public resources. The CoS already struggles to manage trash in the area (a 'snap and send' trash dumping report I submitted 7 days ago has not yet been actioned or picked up. It is common for heaps of trash to be found on the street - particular in our lanes and back alleys. The CoS cannot support its existing population's trash needs, how can they claim to be able to service this increase in numbers?

2.

Exploitative Business Model: The so-called "luxury hostel" facade is a thinly veiled attempt to circumvent legal obligations for student accommodation and high-density residential developments. This circumvention allows the developer to cram large numbers of international students into substandard living conditions without adhering to minimum residential standards. As an employee of the University of Sydney I see how desperate students, particularly international students, are to live close to their place of study. It would be extremely easy for the hostel to fill its dorms with students for months on end, with no assurances or protections for their quality of life.

3.

Negative Impact on Local Community: Historical examples in Sydney, such as Bronte Beach and Randwick, show that developments catering primarily to transient backpackers often deliver minimal economic value while eroding the quality of life for residents and reducing housing affordability. As a parent I am particularly concerned about this - I want chippendale's existing safe streets and clean parks to remain that way for my daughter.

4.

Missed Housing Opportunity: With Sydney facing a severe housing crisis, this prime site should prioritize developments that support affordable, long-term housing. The State Government and City of Sydney have both articulated clear goals to increase the availability of affordable housing. As an owner and rate-payer in Chippendale I would welcome more affordable and social housing at this site.

Proposed Alternative:

We urge the Planning Committee to reject the current proposal and instead work with the developer to facilitate a high-density residential or co-living space that provides affordable accommodation options for students, young professionals, and long-term residents. Such a development would better align with the strategic goals outlined in the City of Sydney's operational and homelessness action plans.

The Chippendale community has demonstrated its willingness to support thoughtful development projects that enhance the area's livability and contribute positively to its social fabric. We are confident that by collaborating with stakeholders, a more suitable and sustainable outcome can be achieved.

Call to Action:

We ask the committee to champion the interests of Chippendale residents by halting this proposal and prioritizing developments that address Sydney's housing needs rather than exacerbating existing challenges.

Thank you for your time and attention to this critical matter. We look forward to your support in preserving the integrity of Chippendale and promoting responsible urban development.

Best regards,

Alix Thoeming

From: Andrea Leong
Sent on: Tuesday, February 4, 2025 10:56:17 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.

Dear Mr Stuart,

Application D/2024/1165 looks hugely positive. If it is not built, the people who would have stayed there will be pushed into the rental market or Airbnbs, pushing up rents (which could explain any enthusiasm for blocking the development).

It's 1km from Australia's busiest train station and one of Australia's biggest universities. There is no better place for a hostel to accommodate travellers.

The hostel will also suit some people who are moving to Sydney and looking for a rental home — I was in this situation in 2011 when I moved to Sydney for study. I travelled to Sydney on a few weekends to inspect rentals — at considerable cost and without getting to know the suburbs I was applying to live in. Short stay accommodation would have been a welcome alternative.

If we can't build accomodation on this site during a housing crisis, that would signal that we can't build anywhere at any time.

Thank you for reading my submission.

Yours sincerely,
Andrea Leong

14/2-6 Schwebel St
Marrickville
NSW 2204

From: Joel Stuart
Sent on: Thursday, February 6, 2025 8:08:19 AM
To: DASubmissions
Subject: FW: D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 - Resident Submission

From: [REDACTED]
Sent: Wednesday, 5 February 2025 10:58 PM
To: Joel Stuart
Subject: D/2024/1165 at 184-200 Broadway, Chippendale; NSW 2008 - Resident Submission

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 appreciate that I may have missed the deadline for submissions in relation to D/2024/1165 at 184-200 Broadway, Chippendale.

Nevertheless I am writing to provide my strong support in favour of the development. I have been a resident in Ultimo (Mountain Street) and Chippendale (Shepherd Street) for the past 3 years. Which means I have had a long opportunity to engage with the neighborhood. I am also a renter, which means that I have no direct financial ties to the property values of the suburb and in that respect am unbiased.

I have had the benefit of reviewing the numerous submissions published online (most of which have come through an automated platform) which are against this development.

The reasons against this development refer to decreased community cohesion and problems with increased short term visitors including noise, rubbish and foot-traffic. To the contrary I believe that Chippendale is the perfect suburb for this development.

Firstly, the neighborhood is already active and social on weekend nights. Driving up and down Shepherd Street on a Friday night reveals existing noise from social gatherings and parties. The atmosphere of a hostel is completely consistent with the existing inner city social dynamic of the suburb. The suburb of Chippendale already has the Rose, the Lansdown, Knox street bar, and many other drinking establishments. It is plainly false to suggest this is a quiet suburban neighborhood. It is in fact a lively neighborhood in the heart of the city.

Secondly, the addition of the hostel will boost local business. To illustrate, a pub on the end of Shepherd Street (on Broadway) has been quiet and empty going through multiple owners over the past three years (formerly known as Flaming Galah). The addition of tourist money will greatly improve the amenities and businesses within the local area.

Thirdly, frankly the suburb is a city suburb and has existing issues with rubbish and being generally unclean and run down. The suburb lacks investment and engagement. The addition of a backing hostel will likely constitute the right impetus and opportunity for the local council, and businesses to invest in developing the suburb as the injection of capital (through business, see point 2 above) will increase the amenities in the neighborhood to the benefit of local residents.

In summary, the development application is consistent with the values of the suburb of Chippendale and presents an opportunity to prop up dwindling local businesses and provide a much needed injection of energy and capital into the neighborhood.

My name is [REDACTED] -- email address is [REDACTED] -- [REDACTED],
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.

Thanks

[REDACTED]

From: [REDACTED]

Sent on: Friday, February 7, 2025 2:52:48 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 will do nothing for the community at large

Yours sincerely,

[REDACTED] eble

[REDACTED] Georgina St, Newtown NSW 2042, Australia

From: [REDACTED]

Sent on: Saturday, February 8, 2025 2:19:48 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 Mr Stuart,

Please accept this late submission.

I largely support the proposal to build a hostel at Broadway. The mock ups show it being much more attractive than the existing Telstra building and I believe the hostel will support the vitality of Chippendale and the Broadway precinct.

However, I do share some of the concerns of those opposed to the development:

1. Firstly, public transport from Broadway to the CBD and in the reverse is not easy for tourists and locals alike. While in the NSW Government's jurisdiction, adding a tram line 'L4' from Circular Quay to Sydney University with new stops at UTS and Broadway would make it easier for large number of tourists to travel to both the most popular tourist sights and entertainment precincts in Sydney.
2. Secondly, ideally the hostel would include public facilities available to the local community. The rooftop bar at the Old Clare does this and similar initiatives at this hostel could help make the hostel feel a part of Chippendale.
3. Finally, this development, and the proposed extended hours of the Chipppo Hotel, could lead to a greater presence of intoxicated persons in the streets of Chippendale. Chippendale has very narrow footpaths, and often pedestrians are forced to walk on the road. This elevates the risk of harm to human life, and channels pedestrians into the residential streets to avoid traffic. A focus on improving pedestrian pathways, and ensuring they are well lit and safe for pedestrians to walk on the main roads of Broadway, Abercrombie St, Regent St, Cleveland St and City Road would reduce death and injury, as well as minimise noise for local residents.

Thank you,

[REDACTED]

From: [REDACTED]

Sent on: Saturday, February 8, 2025 10:52:53 PM

To: council@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au

CC: jstuart@cityofsydney.nsw.gov.au

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 residents in this area have already been subject to a number of years of development in the area, heavily impacting amenity and daily life. These developments did not address the need for increased housing, in fact, the property adjacent to my house, currently under development, saw the demolition of a block of 8 flats of government housing for the singular luxury property of one family. This proposal addresses neither the current housing crisis, or the need of the community to recover from the impact of other developments in the area.
- A new development should be focussed on addressing the need for long term affordable housing, student housing and local need. This area is a very important student hub, and any developments proposed should prioritise the needs of the community well before those of the tourist industry or profiteering of those who are already well off. This proposal in no way addresses the needs of the local community.
- It is already a densely busy area with a high level of foot traffic, with Broadway shopping centre, Sydney University, and a major transport hub at the intersection of Broadway and City road. Such a large hostel will simply overcrowd the area and the amenities accessible there to the public. Our greatly loved Victoria Park will become a drinking spot for young backpackers, who will certainly not treat it with the same level of respect as the local civilians.

Yours sincerely,

[REDACTED]

Rose St, Chippendale NSW 2008, Australia

From: Joel Stuart
Sent on: Monday, February 10, 2025 8:29:42 AM
To: DASubmissions
Subject: FW: Query: D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008

From: Manisha Jilani
Sent: Saturday, 8 February 2025 2:12 PM
To: Joel Stuart
Subject: Query: D/2024/1165 - 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.

To the decision makers at City of Sydney,

As property owners in Chippendale, we fully support thoughtful and sustainable development in the area. However, we have significant concerns about the impact of new developments on our already strained public transport system, particularly with regards to bus services between Broadway and the city.

Currently, public transport in this area is already overcrowded, and the additional strain from increased development will only exacerbate these issues. We urge you to consider the existing transport limitations before proceeding with any further construction.

We strongly recommend extending the city tram line to Glebe, or at least to the beginning of Broadway, to help alleviate congestion and improve access to the city. Transport to and from the city is currently inadequate or very inconvenient, and without the necessary infrastructure improvements, we fear the area will face even greater challenges in the future.

If development around Central and Chippendale is to continue, it is crucial that the transport infrastructure keeps pace to ensure a livable and accessible environment for residents and visitors alike in Chippendale and Glebe.

Thank you for your attention to this important issue.

Sincerely,
Concerned Chippendale Property Owner

From: [REDACTED]
Sent on: Monday, February 10, 2025 7:13:09 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:

This will destroy the community of Chippendale, noise is already a problem and why do we need more backpacker accommodation when my children are unable to afford a home where they were brought up?

This is a travesty!!

Yours sincerely,
[REDACTED]
[REDACTED] shepherd street chippendale

From: Jotform
Sent on: Monday, February 10, 2025 7:11:11 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 [redacted] ader

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.
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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:

Backpackers do not add to a community they are transient and best, we will have no idea who is in our community

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

From: Jotform
Sent on: Sunday, February 9, 2025 2:13:04 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] Carlton 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: Sunday, February 9, 2025 1:54:01 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] Pine 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 already listed

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

From: Jotform
Sent on: Friday, February 7, 2025 2:33:14 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 ██████████

Address ██████████ derwent street, Glebe, NSW, 2204

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:

The size of the building is too large and the rooms are too small for students or as backpackers. There's already a lot of over crowding in the Broadway shopping centre as it is.

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

From: Jotform
Sent on: Wednesday, February 5, 2025 10:07:18 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.

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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 predominately a residential area. Uni housing has already been added which given its proximity to universities makes sense. A backpackers however does not. The area is already heavily populated. Studies have shown an increase in criminal activities around hostels and backpackers. This places the residents of Chippendale at a greater risk of being targeted as a result of the proximity to this business venture. Permanent housing should be explored rather than this.

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

From: Jotform
Sent on: Tuesday, February 11, 2025 4:34:06 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 me up-to-date about progress on this issue.

My Name

██████████ht

Address

██████████ Derwent St, Glebe, New South Wales, 2037, 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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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:

While not objecting to increased density, this proposal is unlikely to meet current standards for student accommodation which seems likely to be the real objective

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

From: Jotform
Sent on: Thursday, February 13, 2025 5:13:13 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

Moorgate Street , 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:

Too big for the area.

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

From: Jotform
Sent on: Thursday, February 13, 2025 6:49:11 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] 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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You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
Sent on: Wednesday, February 19, 2025 4:37:07 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 ██████████

Address Taree, Taree, New South Wales, 2430, 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:

Nice area, which I stay at because of hospital visits to the city.

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

From: Luke Carroll and Jake Henzler
Monday, April 28, 2025 11:22:43 AM
Sent on: DASubmissions
To: Fwd: Development Application D/2024/1165
Subject:
Attachments: Response to Revised DA Documentation (D_2024_1165).pdf (320.85 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.

Dear DA submission team,

Please see below and attached regarding Development Application D/2024/1165.

Regards,

Jake Henzler and Luke Carroll

----- Forwarded message -----

From: Luke Carroll and Jake Henzler
Date: Wed, 23 Apr 2025 at 20:50
Subject: Development Application D/2024/1165
To: [JStuart](#)

Dear Joel,

We write in response to updated documentation published in relation to Development Application D/2024/1165.

If there are any aspects of this that you wish to discuss in further detail, please contact us at this address.

Regards,

Jake Henzler and Luke Carroll

Development Application D/2024/1165
Response to Revised Documentation

23 April, 2025

Dear City of Sydney Planning team,

We write in response to updated documentation submitted in relation to [Development Application D/2024/1165](#).

Given the significant amount of community interest in this proposed development, and the significant scope of changes that are proposed in new documentation, it is disappointing that we were not notified by council that further documentation had been provided for consideration.

Despite a great number more pages of information, the application still fails a great many requirements, and we write to draw your attention to these.

We look forward to a comprehensive rejection of this proposal.

Before further plans or alterations are considered for the development of this site, we once again 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. We first note that a vast number of issues identified in our first submission (dated 31/01/2025) have not been acknowledged or addressed in the updated documentation provided by the applicant. These include failure to meet standards set out in DCPs, a failure to address priorities described by the City of Sydney, and a failure to engage in any consultation with the local community.

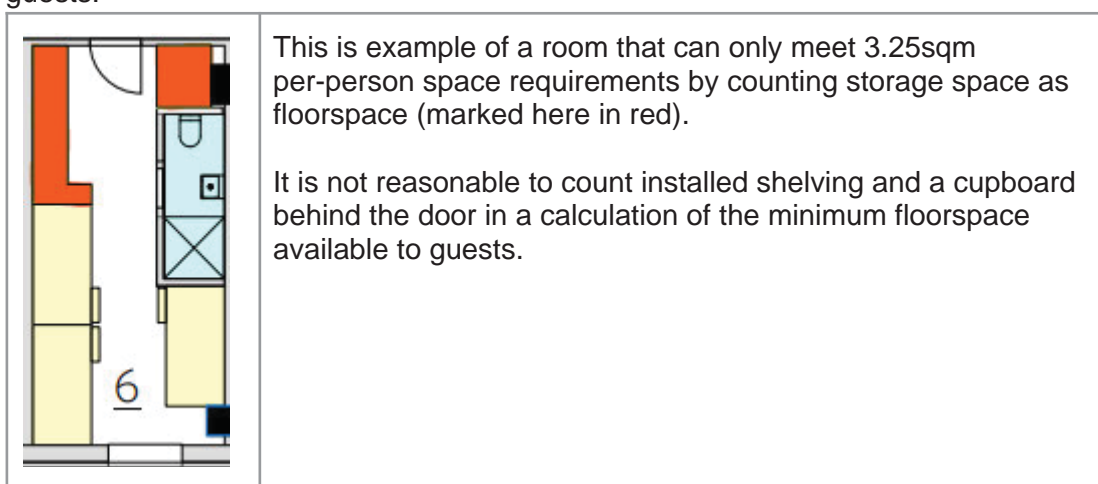
These unresolved matters of non-compliance include:

- failure to engage in a competitive design process
- failure to provide sufficient floor space to meet anticipated development needs for the foreseeable future
- failure to regulate the density of development, built form and land use intensity and to control the generation of vehicle and pedestrian traffic
- failure to provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure”
- failure 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”
- failure to avoid adverse visual impacts
- failure to achieve and satisfy the outcomes expressed in the character statement for the area
- failure to support non-residential uses on sites with active ground floor uses on Broadway, Regent Street and City Road
- failure to maintain the existing pattern of retail and small scale commercial uses scattered throughout the neighbourhood
- failure to encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities
- failure 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
- failure to minimise conflict between land uses within this zone and land uses within adjoining zones
- failure to encourage business, retail, community and other non-residential land uses on the ground floor of buildings
- failure to align with The City of Sydney’s Access Strategy and Action Plan Continuing the Vision
- failure to 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
- failure to be self contained with no common access ways with adjoining properties
- failure to provide communal recreational areas internally where possible and in addition to any outdoor communal recreation area
- failure to provide communal outdoor facilities at a rate no greater than 20% of the total communal recreational area
- failure to provide an internal self-catering kitchen and a separate dining room for use by guests with capacity for at least 15% of the maximum number of guests to prepare and consume meals at any one time

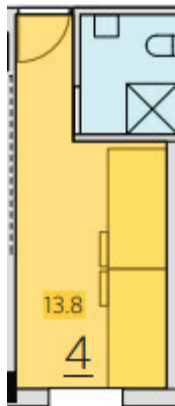
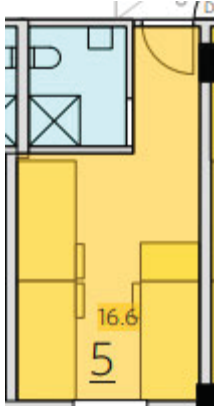
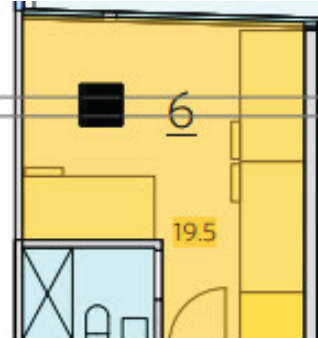
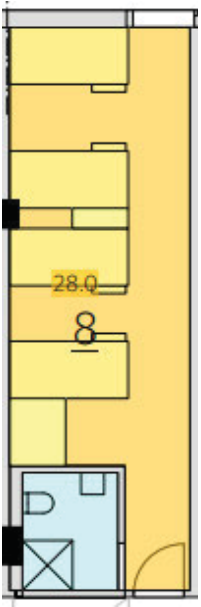
In addition, a number of matters updated in the new documentation have required further analysis, and continue to fail to meet required standards:

2. The application continues to fail to meet a range of minimum requirements for guests' bedrooms. As these minimum requirements are designed to ensure guests' reasonable comfort and safety, this ongoing non-compliance cannot be ignored and should raise concerns about the developer as an appropriate operator for backpacker accommodation.

- Though documentation now appears to label total floorspace for each bedroom, these calculations are only possible if all shelving and storage space in bedrooms is counted as active floorspace, which it plainly is not. If this were possible, an entire room could be filled with installed storage and still be counted as floorspace for guests.



- DCPs require that “*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*”
 - While many rooms contain labelled storage, many do not, which fails the requirement.
 - Rooms that *do* indicate storage *do not* indicate how a minimum of 0.6 cubic metres will be provided to each guest in the room.
 - Plans for many rooms indicate that insufficient space has been allocated in many rooms, even estimating room height at 3m, which fails the requirement. Examples are provided below.
 - These calculations also assume that some storage will be located above 2m high, and it is unclear how any guest can be expected to access such storage.

			
No storage space provided	Storage space is maximum 1.95m ³ (/5 = 0.39m ³ per guest)	Storage space is maximum 2.4m ³ (/5 = 0.4m ³ per guest)	Storage space is maximum 3m ³ (/8 = 0.38m ³ per guest)

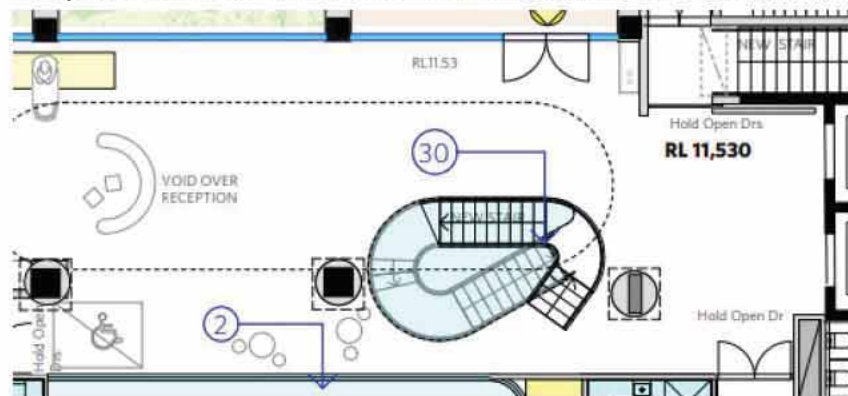
- DCPs also set out that, “For bathrooms: (a) toilets are to be in a separate compartment from common showers and bathrooms”
 - The proposal continues to indicate (as in the images above) that all shared rooms contain bathrooms that locate the common shower and common toilet in the same compartment. This is not compliant with this requirement, which has clearly been designed to protect the dignity and safety of all guests. The fact that appropriate facilities would reduce the total number of beds in each room is not an appropriate reason to ignore this minimum requirement.

- The revised documentation fails to provide the required balance and minimum standard for communal recreational areas. The following table compares the application’s assertions about communal recreation space with the actual figures:

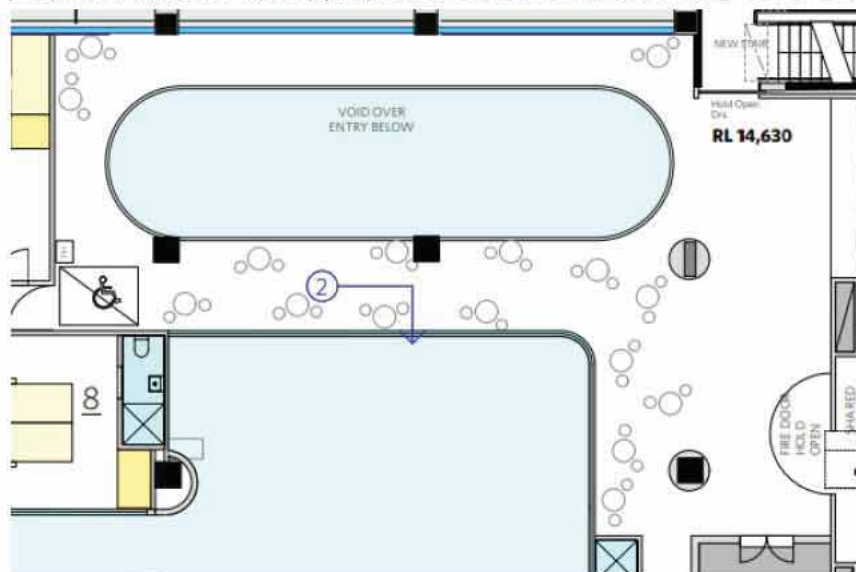
	Indoor communal recreation		Outdoor communal recreation	
	Application	Actual	Application	Actual
Lower ground	290	290	189	189
Ground	167	0	-	-
Level 1	113	0	-	-

Level 5	59	59	320	320
Totals	629 (55%)	349 (41%)	509 (45%)	509 (59%)

- 167sqm of space on the ground floor is described as communal recreation space, but this is neither marked on the floorplan, nor is the space available. Other than narrow hallways between rooms, the ground floor is occupied by:
 - a cafe - premises which the proposal suggests are commercial, and therefore cannot be considered communal recreational space for guests who are not also paying customers.
 - reception - an area dedicated to administration of the business.



- It is unclear what type of recreation activity could take place in the small foyer of an extremely busy 1047-bed backpacker hostel.
- 113sqm of space on Level 1 is described as communal recreation space, but the documentation appears to suggest that narrow hallways will be used to meet this purpose, which is not appropriate, either for accessibility or for safety.



- The communal space allocated on Level 5 is proposed to be accessible to the public, further limiting the available recreation space to guests.

- The application fails to provide communal recreation space within the premises at a rate of 0.75sqm per person based on the maximum number of guests.
 - The application suggests that, in wet or windy weather, guests will be limited to 0.60sqm per person of recreation space, and that this would require guests to fill the foyer, cafe and hallways of the first floor to engage in recreation.
 - In reality, all 1047 guests would actually be limited to about 0.33sqm per person, spread across the small sheltered bar on the rooftop and the lower ground floor.
 - The application fails to meet the requirement that communal outdoor facilities be no greater than 20% of the total communal recreational area.
 - Their own submission suggests that this figure is 45% - more than double the maximum figure.
 - Actual figures put this at 59% - almost triple the maximum figure.
4. The application fails to appropriately justify its non-compliance with floor-space ratio requirements in the variation request.
- In its variation request for floor-space ratio, the applicant argues *“that compliance with the development standard is unreasonable and unnecessary in the circumstances of this case ... when considering the site’s context and existing building.”* In essence, they argue that their proposal should be allowed to ignore requirements because they believe it is better than what’s there. This ignores multiple key points:
 - 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. It is certainly not grounds to permit redevelopment that simply chooses to ignore requirements.
 - It is entirely possible for the applicant to retain the current floor-space ratio and still redevelop the building; meeting this requirement appears simply not to suit the applicant’s preference for extreme density, which is not a justifiable reason for approving their request to ignore requirements.
 - The applicant argues that *“the subject application proposes to carve a large void in the centre of the building from the existing lower-ground up to level 5, which reduces the building envelope and footprint compared to the existing configuration.”* While this internal void might be useful in attempting to disguising the extremely tight spaces inside the building, it will be entirely inaccessible to the public and not visible from the outside. It cannot be considered as deductible from the total footprint created by the redevelopment in the neighbourhood.
 - The extreme density created by multiple elements of this development application make it entirely unjustifiable to also permit an increase to the total floor-space ratio of the building. Rather, this case demonstrates the need for enforcing mandated floor-space ratios, as a means of retaining appropriate levels of density and ensuring no undue impacts are created for the local community as a result.
5. The feasibility of MRV usage is not consistent with the projected use of Knox St after development.
- The application relies on the use of MRV for waste removal and delivery of services. It states that currently it is feasible for MRV use due to the low pedestrian activity and

use as a service lane. This fails to account for the increased traffic proposed by the addition of a 1,047 bed backpacker hostel on the site. The presence of the development would dramatically increase the pedestrian and vehicle use, with substantially increased stoppages of ride share and taxi services on Knox St. This would impact the ability of MRV to access the site with the sweep manoeuvres as required.

From: Joel Stuart
Sent on: Monday, May 12, 2025 9:07:58 AM
To: DASubmissions
Subject: FW: DA Proposal (D/2024/1165) Backpacker Hostel 1000+ Beds
Please process the below submission.

From: Kala Koutsakis
Sent: Sunday, 11 May 2025 9:06 PM
To: Joel Stuart
Subject: DA Proposal (D/2024/1165) Backpacker Hostel 1000+ Beds

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,

Hope this note finds you well.

Re: DA Proposal (D/2024/1165) Backpacker Hostel 1000+ Beds

I am writing to express my frustration & strong objection to the proposed backpacker Hostel development (D/2024/1165) in our local area being considered by City of Sydney Council of the old Telstra Building Exchange at 184-200 Broadway, Sydney.

The proposal shows the hostel will have more than 1,000 beds plus associated facilities and amenities and has angered & shocked the local residents in Chippendale & Broadway/Ultimo.

While I have no objection to the proposal in principle, I question the consideration made of the local area & its existing residents & amenities etc. I also don't recall ever receiving the DA proposal notification sent to the local residents of this area which is why I have not responded earlier.

This site is a prime location for affordable housing. It's located close to public transport, local parks, retail & CBD. Broadway is already saturated with Student accommodation, B&B accommodation, Boutique Hotels to accommodate travellers. This proposal is ridiculous when we have a housing crisis & lack of infrastructure to support this. I am shocked the Government would allow this to go ahead instead of a mix of affordable housing & retail in this area. It is also a no brainer when it comes to a better fit for this area & the local residents & the growth of this area & in keeping with the local village feel.

Looking at the lack of actual affordable housing built thus far, it is clear Australia is in a housing crisis. You only have to look around the Broadway shopping Centre, Broadway, Pyrmont & Wentworth Park area & it's surrounds to see the growing number of homeless people sleeping on the streets. We definitely don't need 1000+ backpackers in this area. These are not normal times and the provision of more backpacker beds in Sydney is insane & we definitely don't need 1000+ backpackers in this area.

Kind Regards
Kala
Resident of Broadway.

From: Joel Stuart
Thursday, May 15, 2025 8:08:25 AM
Sent on: DASubmissions
To: FW: DA D/2024/1165 – 184-200 Broadway, Chippendale
Subject:
Attachments: Friends of Chippendale - Letter of Objection for Amended DA.pdf (14.62 MB)

Please process the below and attached submission.

From: Michael Mobbs
Sent: Wednesday, 14 May 2025 10:51 AM
To: Joel Stuart
Cc: Friends Of Chippendale
Subject: DA D/2024/1165 – 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 Joel

Thank you and your colleagues and the applicant for the revised documents.

Please find attached our second submission in response to the second lot of documents. It will be published on our website soon.

To quote from the **General Summary** in our attached submission on the revised documents from the applicant, we say:

- “We’re glad in Chippendale, and we appreciate any changes made in response to our suggestions.”

Unfortunately, relying on data for climate and other pollution from coal mines, we now say the project is an ‘urban coal mine’:

- “Self-limiting, self-serving questions about climate pollution enable answers dismissing it, or unenforceable promises that the project will meet a code or policy for some climate pollution. We say, “This building is really an urban coal mine. To manufacture consent the consultants don’t admit the building will pollute Sydney’s harbour and ocean, or will create significant climate pollution making it ever more difficult to grow food, to sustain land and ocean life. Let’s work together to create inspiring solutions.” But our written requests to collaborate to prevent the pollution, to grow inspiring street life and community remain ignored.” Pp 1, 2

For example, in three days the project will use as much water as a coal mine uses in one day to prevent spontaneous fire from coal waste.

Subject to advice being obtained, and relying on the explanation by Preston CJ in the *Telstra v*

Hornsby case about how to apply the precautionary principle in the planning legislation, it seems likely the burden of proving the project does not cause significant harm now rests with the applicant and, perhaps, Council. That case, and our community's litigation about the principle where a local, Drake-Brockman, ventilated the issue in court about the initial design for Central park with the then Minister for Planning and the developer, are described in our first submission.

The scientific protocol outlined in the recent article in the journal *Nature* provides a justiciable basis for attributing and quantifying damages from climate pollution to a specific project such as this. We will write separately about this.

At p37 we ask to meet with council in the next week, and say:

- "In these circumstances we seek an urgent meeting in the next week with Council in which we may obtain both an oral explanation of some previous contributions and the underlying calculations, and some guidance about how to apply the relevant policies and regulatory requirements to the conditions we are developing for Council to consider."

Following that meeting we expect to quickly complete and finalise the draft developer contribution conditions we propose.

One of the conditions we propose is an offer by our community to compost all food waste from the project and part of the condition reads:

"The Chippendale community through Friends of Chippendale have asked the applicant and Council to accept their proposal to accept and manage all food waste from the project to compost as part of their footpath gardening operations (a copy of the request is in this submission);"

Finally, we offer in the submission our concepts for bringing beauty to Chippendale streets beside and nearby the project; pages 40 to 61.

Thank you and with our appreciation,

Michael Mobbs for and on behalf of Friends of Chippendale.

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/>

Twitter @m_mobbs

Instagram [michaelmobbs/](https://www.instagram.com/michaelmobbs/) <https://www.instagram.com/coolseats/>

Facebook <https://www.facebook.com/sustainablehouse>

City of Sydney Council
Planning Assessments Unit
GPO Box 1591
Sydney NSW 2001
Re: DA D/2024/1165 – 184-200 Broadway, Chippendale



GENERAL SUMMARY

Thank you Sydney City Council and the applicant for improving the project documents. We're glad in Chippendale, and we appreciate any changes made in response to our suggestions.

What we say here may best be understood by the final lines in Nobel laureate Wislawa Szymborska's acceptance speech where she says about being a creative or living human:

"Whatever inspiration is, it's born from a continuous "I don't know" . . . This is why I value that little phrase "I don't know" so highly. It's small, but it flies on mighty wings. It expands our lives to include the spaces within us as well as those outer expanses in which our tiny Earth hangs suspended."¹

To answer a question with, "I don't know", a question has first to be asked.

We ask, "If Sydney is as the Council calls it a "City of villages", does this project continue our village qualities?" The thousand pages of project documents don't ask or answer that question.

Another question about how to make a city liveable has not been asked; "Will this project expand community lives or the lives of those who stay in the building or use the streets around it?"

To this and other questions about village life, there's a consistent answer in the documents - "We haven't thought about that, just the money".

Self-limiting, self-serving questions about climate pollution enable answers dismissing it, or unenforceable promises that the project will meet a code or policy for some climate pollution. We say, "This building is really an urban coal mine. To manufacture consent the consultants

1 As described in Manufacturing Consent by Herman and Chomsky, 1988, Random House.

don't admit the building will pollute Sydney's harbour and ocean, or will create significant climate pollution making it ever more difficult to grow food, to sustain land and ocean life. Let's work together to create inspiring solutions." But our written requests to collaborate to prevent the pollution, to grow inspiring street life and community remain ignored.

We know that about 200 metres nearby large new demands for water, increased sewage, increased waste and food waste from the large Central Park project are met by onsite infrastructure and, a decade after it was built, it still causes less harm to Earth's climate. Our common sense prompts us to ask, "Why can't that be done here, too, for the decades ahead?", and to answer, "We can help here, too, as we did there".

The second lot of documents say to us, "There's too much empathy in the world. Our job is to manufacture consent (1). We're plonking 12% more people into one Chippendale building because it's an efficient project for your village. We won't stop it being an urban coal mine. Accept it."

A Polish saying which captures our pessimism now is, "Hope is the mother of stupid".

What follows in our submission are:

- Code breaches - identified
- Pollution increasing climate collapse - identified
- Public domain works to grow community, beauty and street safety – concepts offered
- Conditions for any approval – drafts offered

**City of Sydney Council
Planning Assessments Unit
GPO Box 1591
Sydney NSW 2001
Re: DA D/2024/1165 – 184-200 Broadway, Chippendale**



TECHNICAL SUMMARY

To Whom It May Concern,

We write on behalf of Friends of Chippendale to formally object to the amended Development Application (DA D/2024/1165) for 184–200 Broadway, Chippendale.

The amended documentation may resolve several technical compliance issues, but it entirely fails to address the most critical concerns raised by more than 300 formal objections. Chief among these are unresolved risks to pedestrian safety, unmitigated traffic congestion, excessive noise, pressure on local amenity, and the irreversible loss of Chippendale's residential character. Most troubling is the DA's decision to eliminate the long-established Broadway vehicle access, instead funnelling all drop-off, pick-up, service, and emergency traffic through fragile local laneways—despite this approach clearly contradicting Clause 2.94 of the SEPP (Transport and Infrastructure) 2021 and the City of Sydney's DCP Sections 3.11.6 and 3.11.7.

Compounding this concern is the proposed increase in Floor Space Ratio (FSR) to 3.78:1—a 26% uplift over the 3:1 maximum permitted under the Sydney LEP 2012. This equates to approximately 1,400m² of additional floor area and represents an over development of the site with no clear plan to address its impacts. The applicant's justification fails to acknowledge or mitigate the flow-on effects such as strain on public infrastructure, walkability, waste management, and residential amenity.

We summarise our objections below and provide supporting recommendations, with reference to the applicable planning instruments and controls where relevant. The local community and immediately commence a traffic calming strategy to protect the safety and amenity of Chippendale's residential streets.

We respectfully request that Council reject the DA in its current form and require major redesigns that prioritise community safety, amenity, and liveability.

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Community Engagement

Friends of Chippendale wrote the developer and its planner and architect asking to meet to discuss sustainable options and infrastructure contributions along with design options for the public domain. The letter is attached in the following four pages.

We have received no reply from the developer, the planner or the architect.

Partly due to the failure to engage with our community we, and others in the community, have invited some relevant professional bodies to which the consultants belong - the Planning Institute of Australia, the Board of Architects, and Engineers Australia - to review the conduct of the consultants on the basis their failure to engage with our community is a breach of the codes of conduct of those bodies. Given the second batch of documents provided in response to Council and community submissions has resulted in additional information and design changes it seems clear both the Council and the community have added value to the project, thus underscoring the merit of talking to those affected by the project.

We invite the Council to consider potential breaches of codes of conduct by those consulting to the developer when it assesses the project; and to let us know whether it will do so, please?



Friends of Chippendale

<https://www.friendsofchippendale.au/>

April

- ∞ Rino Criola, Director, Tricon c/ The Planning Studio
- ∞ Kate Bartlett, The Planning Studio Suite 305, 84 Pitt Street Sydney, NSW 2000 info@theplanningstudio.com.au
- ∞ Neil Durbach, Durbach Bloch Jaggers (02) 8297 3500 neil@durbachblock.com
- ∞ Copy to: Joel Stuart, Sydney City Council - JStuart@cityofsydney.nsw.gov.au

Let's collaborate for sustainable development of the Telstra site & beyond?

Dear Rino, Kate and Neil

I'd like to meet about the Telstra project to discuss opportunities for collaboration between you and our development team and the Chippendale community please

At our recent community meeting, Samuel Oeni presented an inspiring vision for transformation in the north that demonstrates the incredible possibilities for our northern neighbourhoods future.



In relation to the development application ____/____/____ for the redevelopment of the Telstra roadways we would like to discuss the following points please:

- How our Chippendale community can work with you to achieve a profitable and sustainable development of the Telstra site in the roadways.
- Our vision for the north street and roadways.
- How we can compost our food waste to save you money whilst benefiting the project and the community and addressing our contribution to climate pollution each week.

At the meeting we would like to share with you:

Friends of Chippendale - www.friendsofchippendale.au - friendsofchippendale

1

- that we're doing to compost each week of our household waste in Chippendale in the heart of business and inner city streets.
-



- ∞ Composting the project's food waste aligns with Chippendale footpath gardening policy – see, [Sustainable Chippendale Footpath Gardens](#)
- ∞ We can prevent the Telstra project polluting over 2.77 million kg CO2 into Earth's atmosphere each year and 7,593 kg CO2 a day.
- Now we successfully contributed to the design of Central Park in collaboration with the developer after unfortunately having to resort to litigation to be in a conversation details are in our initial submission:



- The Chippendale community collaborated with the developer of Central Park to avoid water, sewage, energy and climate pollution and to: recycle rain water, recycle sewage, generate energy on site.
- Now we successfully contributed to the design of Peace Park in collaboration with the developer of the adjoining apartment site resulting in a development

that worked to the benefit of both, the developer and the community. The collaboration is partly reflected in these photos:



- ***“This park was designed and refurbished in conjunction with local residents . . . and was funded by developer contributions”***

Chippendale’s community collaborated with the developer of apartments at 65 Myrtle street. They and the developer agreed to a condition of Council’s development approval by which the developer paid for, designed and built Peace Park during the construction of the apartments.

- Now Knox street can be a place of landscaped beauty, pedestrian safety and self irrigation excellence. We anticipate the changes would allow the proposed development to save on energy and water consumption costs year after year. For instance, the profile of your project can be elevated by complying with Sydney’s sustainability’s goals – composting some of its food waste in the basement similarly to the basement composting of the Hero Apartments at the corner of Little Collins Street in Melbourne; see the image below and the article explaining how Melbourne City Council supported the project. The rest of the food waste will be composted in our footpath gardens. We’ll explain how and why when we meet.

We believe your development could incorporate innovative waste management solutions. Some food waste could be composted on-site in the basement, like the successful model implemented at Hero Apartments in Melbourne (corner of Little Collins St), which received support from Melbourne City Council. The remaining organic waste could be processed through our established footpath garden composting system.



Melbourne's Hero Apartments
compost all food waste in
the basement

These ideas have come from our community and we are passionately committed to achieving a project of international excellence in the same way we did for the Central Park developer and the developer of Peace Park and those apartments.

So, to continue our strong commitment to open, efficient and sustainable local governance, this letter is being published on our website, and a copy given to Council as part of our submission on the project.

Thank you,

Michael Mobbs, Bjorn Godwin and Mat Burri

Contact: Michael Mobbs [REDACTED]

Failure of Amended DA to Address Fundamental Community Objections and Breaches of Planning Controls

We acknowledge that the amended documentation for DA D/2024/1165 has rectified a number of Building Code and compliance issues previously identified by objectors. However, these amendments are technical in nature and fail entirely to address the overwhelming, fundamental concerns raised by the community regarding traffic, noise, pedestrian safety, urban character, and amenity.

The strength of opposition to this development has been unequivocal. An analysis of the 300+ formal objections lodged, identified the following consistent issues:

Issue Raised	Approximate Number of Objections Mentioning	Approximate % of Total Objections	Typical Emotional Tone Expressed
Increased Traffic Congestion	285	95%	Anger, Alarm, Frustration
Failure to Utilise Existing Broadway Access	200+	67%	Frustration, Anger, Disbelief
Noise Increase (Traffic + Rooftop Activities)	270	90%	Frustration, Fear of Loss, Anxiety
Drop-off/Pick-up Chaos on Local Residential Streets	250	83%	Strong Disappointment, Disbelief
Danger to Pedestrians and Cyclists	220	73%	Concern, Fear, Frustration
Loss of Community Character and Amenity	260	87%	Deep Sadness, Betrayal

Summary of Emotional Tone Across Objections:

- Anger and Outrage (~70%)
- Disappointment and Betrayal (~60%)
- Fear for Safety and Amenity (~50%)
- Sadness & Betrayal (~45%)

Despite widespread and constructive suggestions from residents, the amended DA continues to ignore key design solutions that would mitigate its worst impacts.

Most notably, the DA abandons the existing driveway access directly from Broadway, operational since 1974, and instead forces all drop-off, pick-up, emergency and service vehicle traffic into surrounding “No Parking” zones in neighbourhood streets.

As detailed in the points below, the assessment provides no technical or safety-based justification for the removal of the driveway, offers no evidence of consultation with Transport NSW, and does not address the serious traffic, safety, and amenity impacts that would arise from forcing all drop-offs, pick-ups, emergency and service vehicle movements onto surrounding residential streets.

The omissions identified clearly demonstrate that the traffic impacts of the proposed development have been significantly underestimated, and that the current access arrangements from Broadway should be retained and upgraded to comply with the requirements of SEPP (Transport and Infrastructure) 2021, Clause 2.94 and the principles of sound urban planning.

Individual Submissions Summary: Emergency Access, Traffic, and Noise Risks

The community's objections are based on real, everyday impacts that this oversized development would cause, not abstract concerns. The specific problems identified in the 300+ submissions include emergency service access risks, daily traffic chaos, 24/7 noise disruption, infrastructure strain, and the irreversible loss of the suburb's residential character.

A large proportion of objections raised specific concerns about traffic management, public safety, and the overall liability impacts of the proposal. Key issues identified are:

Issue Raised	Approximate % of No. of Objections
Emergency Service Access Risks	30% - (96)
Drop-off/Pick-up Chaos in Surrounding Streets	80% - (256)
Need to Retain Broadway Access	37% - (118)
Noise from 24/7 Arrivals and Departures	66% - (211)

Key Practical Impacts Identified by the Community in their Submissions

Emergency Access Risks

- Ambulances and fire engines unable to access directly from Broadway.
- Narrow residential streets (Knox, Grafton, Shepherd) unsuitable for emergency vehicles.
- Delayed emergency response times risking resident safety.
- No safe staging area for emergency services on Broadway (i.e. existing driveway).
- Emergency service vehicles forced to park on Broadway because no access off Broadway, will disrupt bus lanes and traffic.

Drop-Off Chaos

- Taxis, Ubers, bikes and delivery vans congesting residential streets. Narrow residential streets (Knox, Grafton, Shepherd) unsuitable for emergency vehicles.
- Double-parking and illegal stopping creating traffic hazards.
- No designated drop-off/pick-up zones near the site.
- Risk of accidents at narrow intersections used by all residents and visitors including children, students, elderly and cyclists.



As seen in this example at the Shepherd st. and Daniels st. intersection, measures for slowing traffic in and around the site are already insufficient.

24/7 Noise and Disruption

- Dragging suitcases across footpaths at all hours.
- Car door slamming, boot slamming, engine idling in backstreets.
- Loud talking, shouting, and group arrivals disrupting night-time quiet.
- Increased noise from waste trucks and early morning deliveries.

Infrastructure and Amenity Strain

- Overflowing garbage bins attracting rats, pigeons, and ibis.
- Blocked footpaths endangering elderly, prams, and mobility-impaired residents.
- Constant strain on street cleaning and waste services.

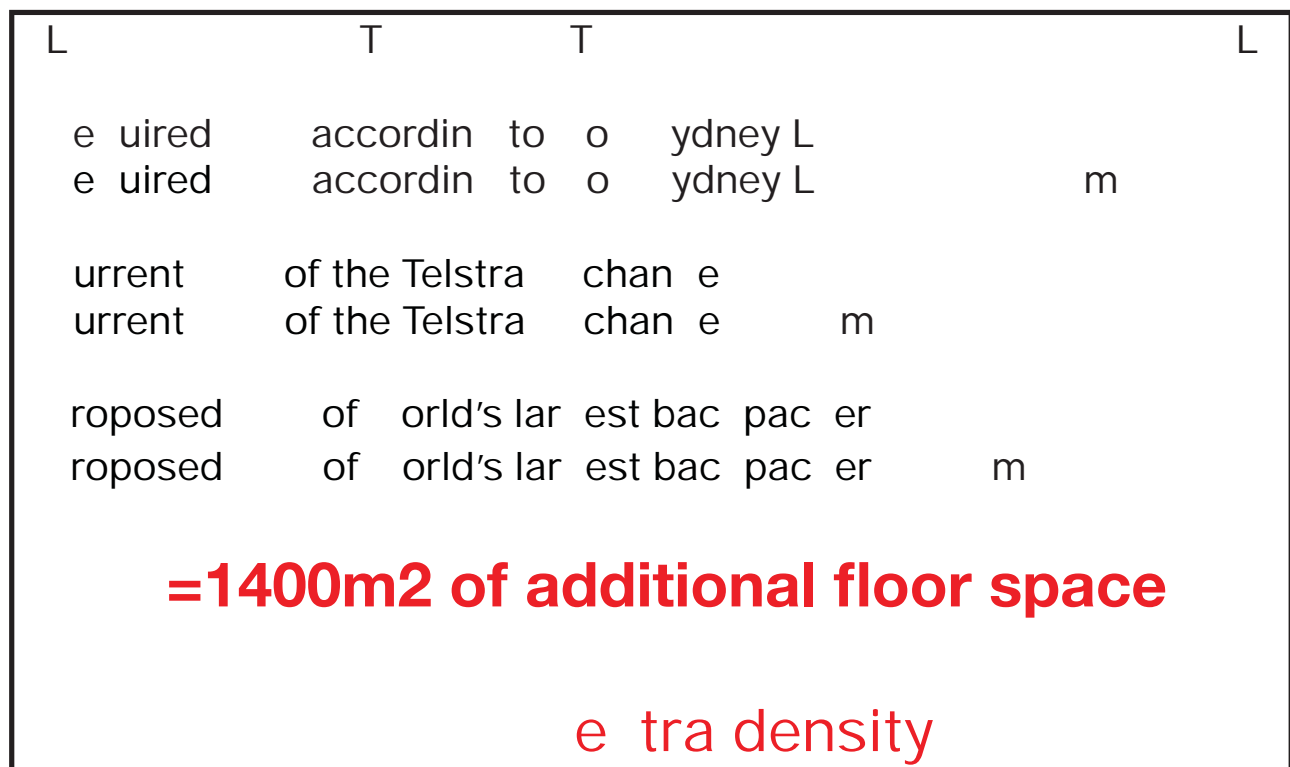
Loss of Community Liveability

- Destruction of Chippendale's quiet, village-like character.
- Increased safety risks for pedestrians and cyclists.
- Pressure on residents to fund additional public services caused by the development.

Failure of Amended DA to Address Community Impact of Variation to Floor Space Ratio

While the developer's 'Clause 4.6 Variation Request - (FSR) Floor Space Ratio' report includes many jargon filled explanations for why this increase of FSR is reasonable, there is no mention of how this increased density affects the surrounding neighbourhood nor a vision for how the effects can be mitigated by neighbourhood amenity.

The following chart reflects the ongoing trend for increasing the FSR of the site despite planning controls which are designed to control scale and density of development in the City of Sydney:



(Source: FSR V2, pp. 6–8)

Failure of Amended DA to Address Community Impact of Variation to Floor Space Ratio (continued)

The applicant states that the “building’s former approved use as a services exchange... meant that excluded areas take up a much greater proportion of the building envelope than in an ordinary mixed-use development” (FSR V2, p. 8). However, this logic is fundamentally flawed for several reasons:

1. Different land use, different impacts – The prior use as a Telstra service exchange involved limited human activity and negligible impacts on residential amenity. A facility accommodating 1,047 guests plus staff and patrons for public-access rooftop and café areas introduces a vastly different level of population density and urban intensity.

2. Misuse of legacy exemptions – Past exclusions from gross floor area calculations were based on technical and equipment voids specific to telecommunications infrastructure. These cannot be relied on to justify residential or mixed-use density increases that conflict with contemporary planning controls.

3. No mitigation for intensified use – The FSR variation request does not include any proposals for infrastructure upgrades or local amenity improvements to address the impacts of a 26% increase in floor area. The applicant offers no measures to manage the increased pedestrian, service, and waste traffic resulting from this uplift.

4. Failure to demonstrate consistency with LEP objectives – Clause 4.6 variations must demonstrate that the development meets the objectives of the planning control. Here, the proposal clearly fails to align with Clause 4.4 of the Sydney LEP, which seeks to ensure that development density matches the capacity of public infrastructure and the local urban context.

As the Plan of Management confirms: “This new development will offer affordable accommodation... with modern, high-quality amenities” including “a licensed rooftop bar, garden and lap pool” and “a new public access point connecting to Grafton Lane” (PoM V2, p. 5). These intensified uses are accompanied by no proposed upgrades to local infrastructure or any mitigation strategies for traffic, crowding, or service impacts.

The Cover Letter notes compliance with “minimum room size” and “ventilation standards” (Cover Letter, p. 2), yet it avoids discussing the external consequences of dramatically increasing built form intensity. The Clause 4.6 justification focuses on internal reuse and architectural voids but neglects how a 26% uplift in density will affect the local area. These omissions undermine the public interest and contravene the intent of Clause 4.4 of the Sydney LEP.

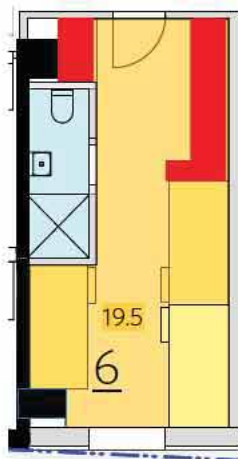
Failure to Meet a Range of City of Sydney DCP Minimum Requirements for Guests' Bedrooms.

As these minimum requirements are designed to ensure guests' reasonable comfort and safety, this ongoing non-compliance cannot be ignored and should raise concerns about the developer as an appropriate operator for backpacker accommodation.

It is also worth noting that the developer has provided the absolute bare minimum of room size and amenity consistently and in almost every instance, further emphasising the over-development of the 184-200 Broadway, Chippendale.

1. Though documentation now appears to label total floorspace for each bedroom, these calculations are only possible if all shelving and storage space in bedrooms is counted as active floorspace, which it plainly is not. If this were possible, an entire room could be filled with installed storage and still be counted as floorspace for guests.

ROOM SIZE ANALYSIS TO ROOMS



This is a standard 6-person room.

It is the **minimum size** as required by the City of Sydney Development Control Plan where each person receives 3.25sqm of space.

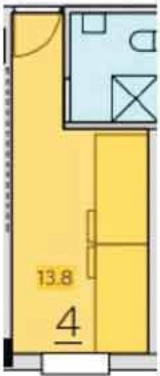
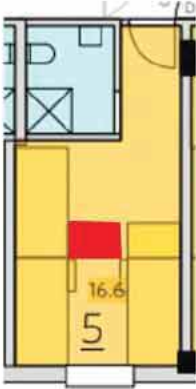
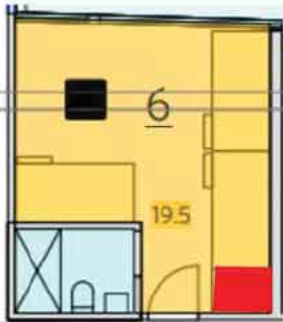
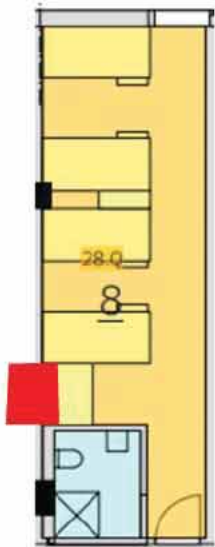
The City of Sydney Development Control Plan also requires minimum storage requirements for guests (marked in red).

It is not reasonable to count installed shelving and a cupboard behind the door in a calculation of the minimum floorspace available to guests.

2. DCPs require that “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”

- While many rooms contain labelled storage, many do not, which fails the requirement.
- Rooms that do indicate storage do not indicate how a minimum of 0.6 cubic metres will be provided to each guest in the room.
- Plans for many rooms indicate that insufficient space has been allocated in many rooms, even estimating room height at 3m, which fails the requirement. Examples are provided below.
- These calculations also assume that some storage will be located above 2m high, and it is unclear how any guest can be expected to access such storage.

STORAGE PROVISION ANALYSIS TO ROOMS

 <p>4-bed room</p> <p>No storage provision.</p> <p>0m³ of the required 0.6m³</p>	 <p>5-bed room</p> <p>Storage space is a max 1.95m³.</p> <p>Only 0.39m³ per guest of the required 0.6 m³.</p>	 <p>6-bed room</p> <p>Storage space is a max 2.43m³.</p> <p>Only 0.4m³ per guest of the required 0.6m³.</p>	 <p>8-bed room</p> <p>Storage space is a max 3m³.</p> <p>Only 0.38m³ of the required 0.6m³.</p>
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3. DCPs also set out that, "For bathrooms: (a) toilets are to be in a separate compartment from common showers and bathrooms"

- The proposal continues to indicate (as in the images above) that all shared rooms contain bathrooms that locate the common shower and common toilet in the same compartment. This is not compliant with this requirement, which has clearly been designed to protect the dignity and safety of all guests. The fact that appropriate facilities would reduce the total number of beds in each room is not an appropriate reason to ignore this minimum requirement.

Failure to Provide the City of Sydney DCP Required Balance and Minimum Standard for Communal Recreational Areas.

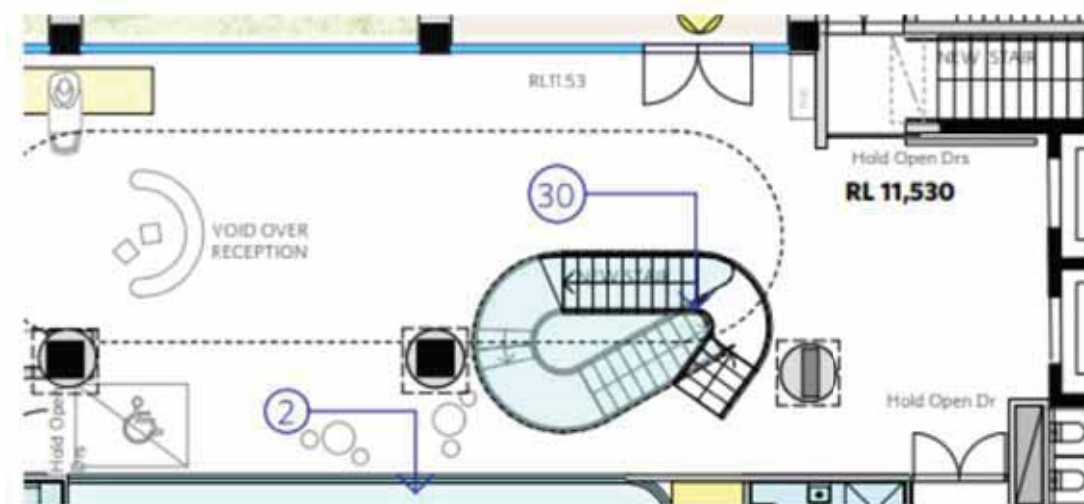
The following analysis shows the liberal usage of the term 'communal recreation areas' as any space that isn't a service area or isn't being used as sleeping quarters. Areas interpreted by the developer as communal recreational areas include:

- Reception
- Commercial Cafe
- Space open to the general public

It is also worth noting that the developer has provided the absolute bare minimum of communal recreational space for the site, and within that the absolute bare minimum of allowable internal recreational space for the site, further emphasising the over-development of the 184-200 Broadway, Chippendale.

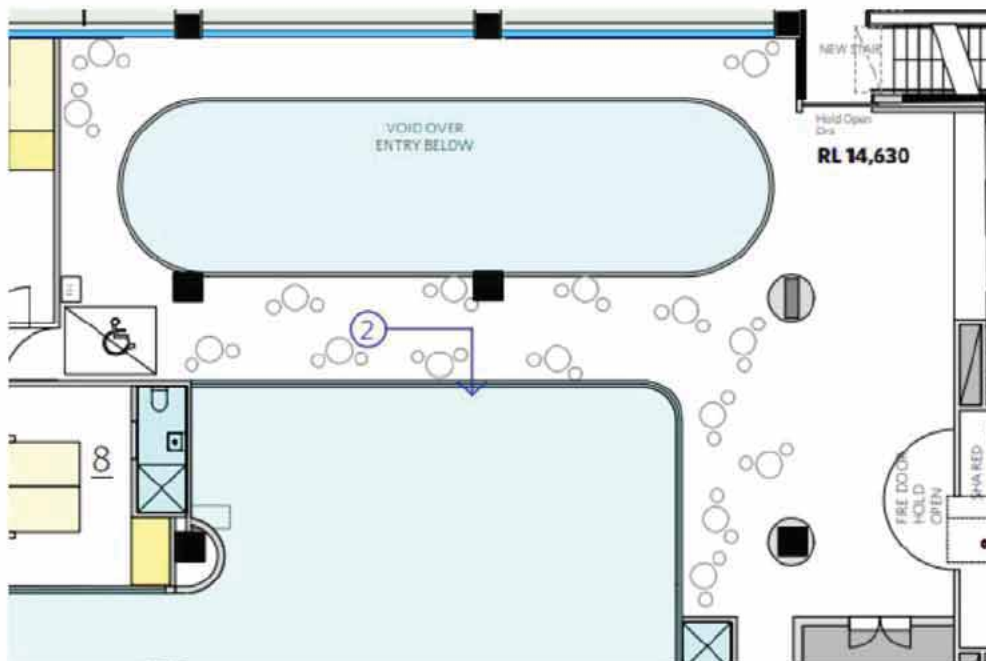
Ground Floor

- 167sqm of space on the ground floor is described as communal recreation space, but this is neither marked on the floorplan, nor is the space available. Other than narrow hallways between rooms, the ground floor is occupied by:
 - Cafe - premises which the proposal suggests are commercial, and therefore cannot be considered communal recreational space for guests who are not also paying customers.
 - Reception - an area dedicated to administration of the business.
- It is unclear what type of recreation activity could take place in the small foyer of an extremely busy 1047-bed backpacker hostel.



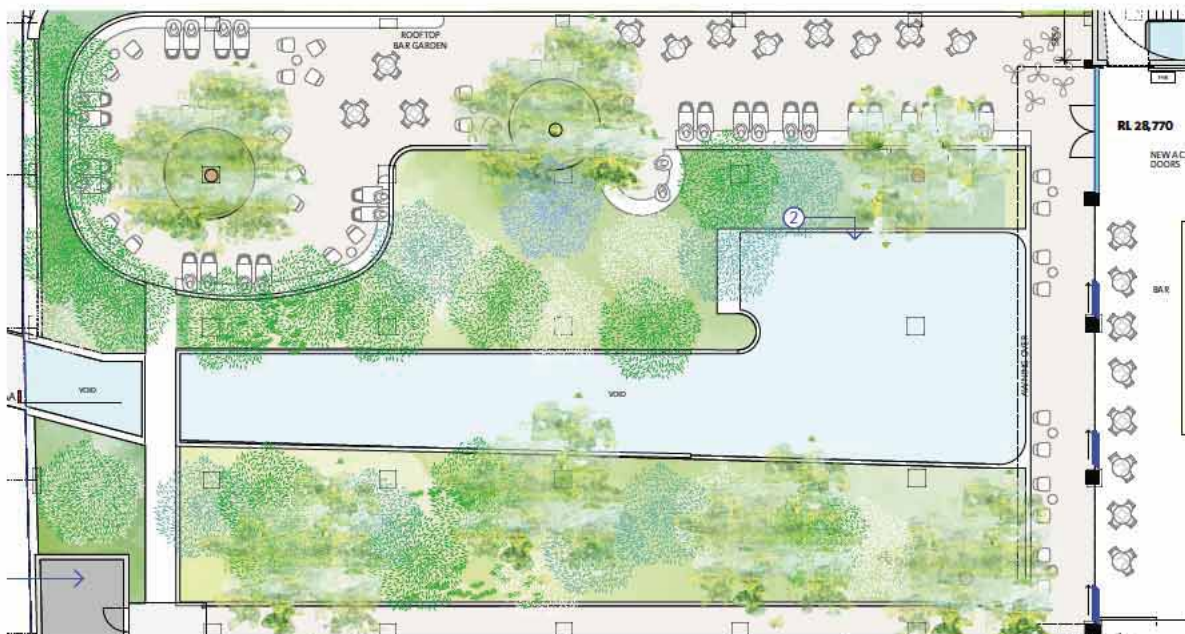
Level 1

- 113sqm of space on Level 1 is described as communal recreation space, but the documentation appears to suggest that narrow hallways will be used to meet this purpose, which is not appropriate, either for accessibility or for safety.



Level 5

- The communal space allocated on Level 5 is proposed to be accessible to the public, further limiting the available recreation space of guests.



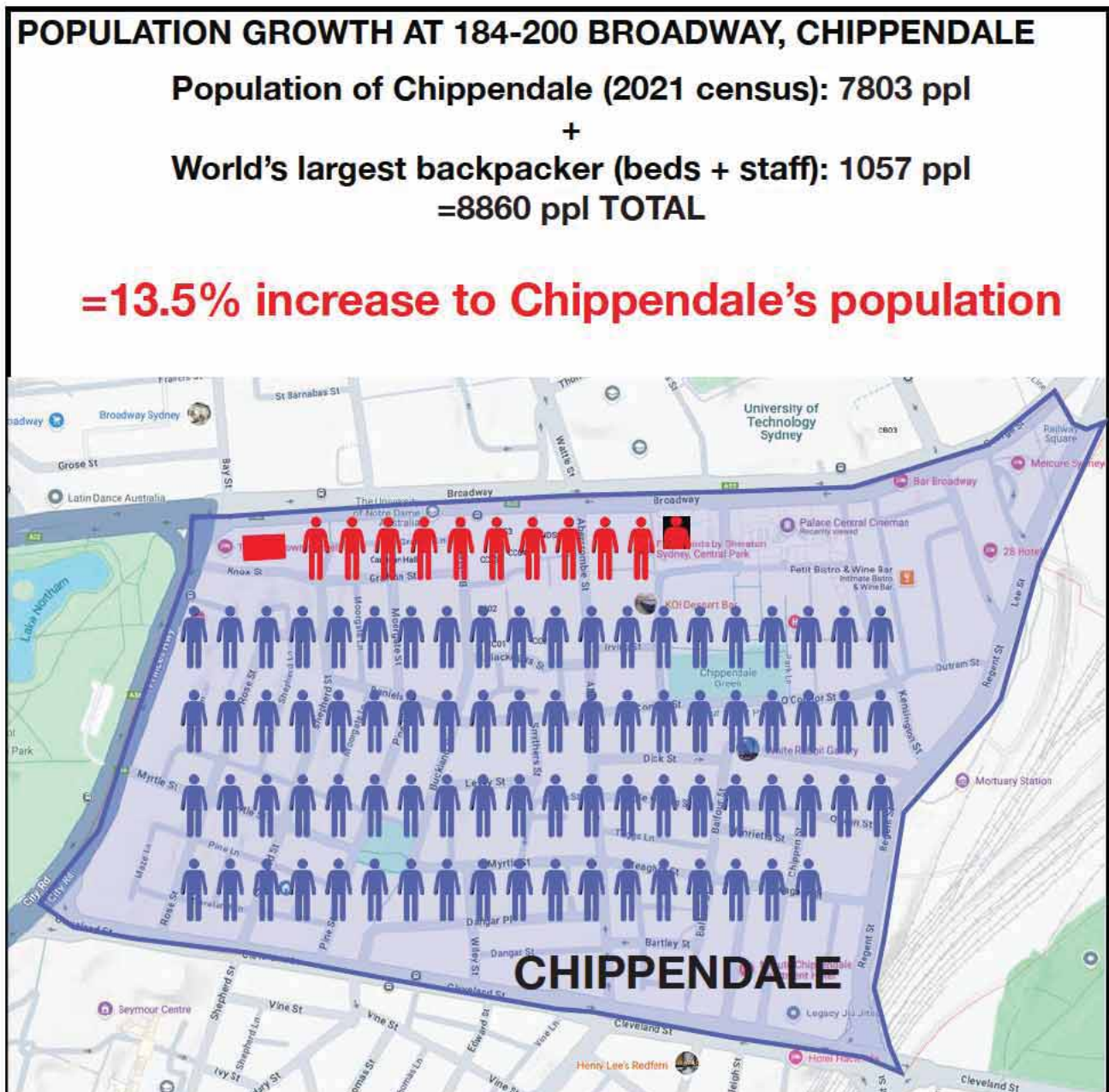
General

- Failure to provide an internal self-catering kitchen and a separate dining room for use by guests with capacity for at least 15% of the maximum number of guests to prepare and consume meals at any one time.

Failure of Amended DA to Address Community Impact of Increased Density on Population in Chippendale

None of the documents in the amended DA make mention of the impact of increased density or population on the surrounding neighbourhood nor a vision for how the effects can be mitigated by neighbourhood amenity.

The following chart and diagram visually reflect the population increase on both the over populated site itself but also the neighbourhood as a whole:





Potential impacts include:

- Overflow of pedestrians at key crossing points of the Broadway, Parramatta rd. and City rd. intersection. This intersection is well known already as a pedestrian and cyclist risk.
- Intense pressure on buses servicing the area. The inefficiency of the buses on the Camperdown axis is already highlighted by NSW Government's Tech Central Place-based Transport Strategy (2021).
- Heavy congestion of rubbish, e-bikes, people, luggage in and around the site.

A Note on the Dubious Title ‘World’s Largest Backpacker Hostel’

At every turn the developer has flouted planning controls to max-pack the site purely for the benefit and profit of the developer and their investors. The building will wear the dubious title of the ‘world’s largest backpacker’ taking the title from a very different style of development in Copenhagen. Intensity of the over-population of the proposed site is evident in a simple comparison.

T T L L	T , T L L
<p>orld’s lar est bac pac er ppl</p> <p>LOCATION Residential Area: NO High Density Area: YES</p>  <p>BEDS: 1020 FLOORS: 17 ROOMS: 192</p> <p>STANDARD SIZE ROOM: 4-BED: 22sqm 6-BED: 32sqm 8-BED: 39sqm</p>	<p>orld’s lar est bac pac er ppl</p> <p>LOCATION Residential Area: YES High Density Area: NO</p>  <p>BEDS: 1047 FLOORS: 5 ROOMS: 148</p> <p>STANDARD SIZE ROOM: 4-BED: 13sqm 6-BED: 19.5sqm 8-BED: 26sqm</p>

Critical Traffic Impact Omissions Identified in DA

Notably, the Traffic Impact Assessment prepared by JMT Consulting (p. 9) asserts that “given its classification as a State Classified road the development will not provide any vehicular access directly from City Road or Broadway”—a claim made without citing any legislative basis. This misinterpretation of Clause 2.94 has been used to justify eliminating a safe and proven access point, in direct contradiction to the clause’s intent.

Clause 2.94 of the SEPP (Transport and Infrastructure) 2021 does not prohibit such access—it imposes conditions to ensure development near classified roads does not adversely affect traffic conditions or pedestrian safety. Specifically, Clause 2.94(2)(a)(ii) requires that development on land with frontage to a classified road must ensure that ‘the safety, efficiency and ongoing operation of the classified road is not adversely affected by the development.’ The clause does not suggest that access must be denied—only that it must be assessed and, where appropriate, managed to avoid impact. The existing Broadway access has demonstrated decades of safe operation and should be evaluated under these terms, not removed outright based on an incorrect interpretation. The DA provides no technical or policy-based justification for abandoning the existing Broadway driveway, which has operated safely for decades.

Additionally, the proposal is inconsistent with the City of Sydney DCP 2012 Sections 3.11.6 and 3.11.7. Section 3.11.6 states that:

“All development must provide loading and servicing facilities within the site. These facilities must not be shared with other required parking or service spaces. Loading and servicing must not impact the safe and convenient use of the public domain.”

Section 3.11.7 further requires that:

“Development must accommodate loading and unloading of goods or passengers wholly within the site and must avoid adverse impacts on surrounding properties and public areas.”

The DA fails to meet these requirements, instead diverting all service, delivery, and emergency vehicles into narrow residential streets, thereby increasing congestion and safety risks. No internal loading docks or dedicated waste collection areas are proposed within the site footprint.

This flawed approach is compounded by the Traffic Impact Assessment’s claim that “the very small number of service vehicles that may be generated by the site would travel along Knox Street,” (JMT, p. 9) which overlooks the cumulative impacts of waste collection, linen delivery, rideshare drop-offs, and emergency services converging on a narrow residential laneway.

This non-compliance with both SEPP Clause 2.94 and DCP Sections 3.11.6 and 3.11.7 highlights a fundamental design flaw that must be addressed in any revised DA submission.

Further compounding the issue, the Plan of Management (PoM V2, p. 13) confirms that “deliveries and servicing to the building will occur via the Knox Street access,” rather than from within the site. It also states that servicing will include “general deliveries, food and beverage deliveries, linen service, waste removal and tradespersons,” (PoM V2, p. 13) confirming the volume and intensity of daily vehicle activity expected. Yet there is no internal provision for these activities.

The Plan also highlights (PoM V2, p. 5) the development’s inclusion of “a licensed rooftop bar, garden and lap pool” and “a new public access point connecting to Grafton Lane”—further increasing pressure on local public infrastructure and traffic movement.

These details confirm that the proposal relies entirely on street-based access, with no dedicated internal facilities to manage the scale of service and guest activity. This reliance directly contravenes the DCP controls, which require service access to be provided within the site and not to burden the public domain.

The Traffic Report further reinforces this flawed approach. It confirms that “a Medium Rigid Vehicle (MRV) would service the site by reversing into the loading dock from Knox Street before driving forwards out towards City Road” (Traffic Report, p. 6), and justifies this based on the claim that Knox Street has a “low level of pedestrian activity” and functions as a “service lane” (Traffic Report, p. 6). This characterisation is inaccurate—Knox Street is a residential street that is heavily used by pedestrians, residents, and university students. The use of it as a primary access route for reversing trucks introduces significant risk.

Additionally, the Traffic Report identifies that “passengers [will be] dropped off / picked up in designated ‘No Parking’ zones on surrounding streets, including Knox Street, Shepherd Street and Grafton Street” (Traffic Report, p. 10), formalising a reliance on public kerbside spaces for private commercial use. This reinforces community concerns that the development will create disorder, congestion, and conflict within narrow residential streets, and offers no internal solution as required under the DCP. By relying entirely on public streets for drop-offs, servicing and waste collection, the proposal effectively appropriates public space for private commercial operations – without community consent, planning justification or compensation.

Plan of Management (PoM) Deficiencies

The Plan of Management, although revised, still fails to properly address the real operational impacts of this hostel, including:

- Underestimating service traffic (linen, food & beverage supplies, housekeeping, maintenance);
- Ignoring the scale and complexity of deliveries and trades needed for a facility of this magnitude.
- Offering no effective strategy to prevent traffic chaos spilling into residential streets.
- Failing to comply with DCP Section 3.11.6 & 3.11.7 which require separate parking for service vehicle to minimise their impact on the surrounding public domain. Key requirements include:
 - 24/7 service vehicle parking and loading ensuring the spaces are within the site's boundary and to avoid adverse impacts on surrounding areas.
 - Providing service vehicle parking spaces in accordance with the development's scale and nature.
 - Ensuring these spaces are not shared with parking provided for any other purpose.
 - Accommodating loading and unloading of passengers and baggage within the development site where practicable.

Community Traffic Plan and Immediate Need for Action

Given that the City of Sydney now holds over \$5 million in developer contributions specifically allocated to the "Future Chippendale Community Facility" collected more than a decade ago and considering the additional developer contributions that will be levied if this DA proceeds it is essential that the City now consult the local community and immediately commence a traffic calming strategy to protect the safety and amenity of Chippendale's residential streets.

Additionally, over the past 25 years, significant developer contributions have been collected from developments west of Abercrombie Street, yet these funds have largely been applied elsewhere, even though the impacts of population growth, traffic, and infrastructure strain have been most acutely felt in this immediate area of Chippendale.

The failure to direct contributions towards the very neighbourhoods most affected by these developments must not be repeated. Now is the time for the City to reinvest those funds – both past and future – into genuine infrastructure and amenity improvements for Chippendale.

As part of this submission, we have attached a Traffic Plan and alternative designs showing how the impacts of traffic could be better managed while preserving Chippendale's residential character.

It is critical that the City:

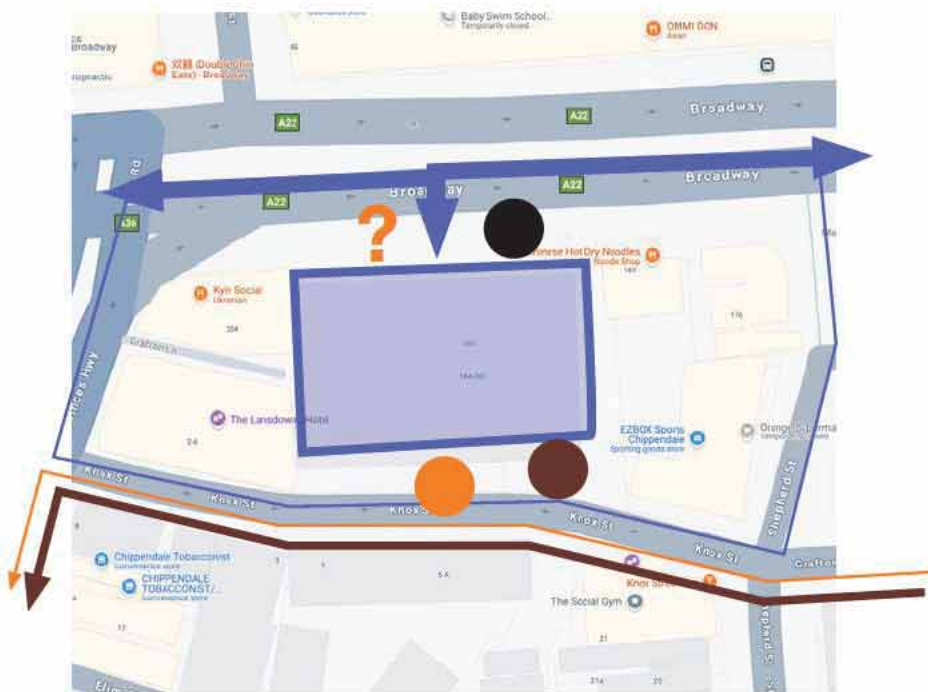
- Consults with the local community; and
- Immediately commences a coordinated traffic calming strategy to protect pedestrian safety and restore residential amenity.

The need for action has long been recognised by residents – yet consistently deferred. This DA makes the urgency undeniable.

Traffic & Pedestrian Site Access Analysis

Developer (Tricon Builders Group Pty Ltd) Proposal

The following diagrams and notes attempt to capture the conditions of pedestrian and traffic access to and from 184-200 Broadway, Chippendale as proposed in DA D/2024/1165 taking into consideration the surrounding streets Broadway, Knox st and Shepherd st.



PEDESTRIANS TRAVERSING THE WHOLE BLOCK BUT PRIMARILY ALONG BROADWAY:

=1047 PEDESTRIANS/day entering and exiting from a single entrance on Broadway.

GUEST TRAFFIC TO KNOX ST.

=MINIMAL

The proposal is not expected to generate any additional traffic impacts on the surrounding road network compared to current conditions given: The vast majority of guests and staff are expected to use public transport to access the site and travel throughout the day given the excellent public transport availability.¹

JUSTIFICATION NOT TO USE EXISTING DROP OFF AREA ON BROADWAY

=Given it's classification as a State Classified road the development will not provide any vehicular access directly from City Road or Broadway.²

WASTE TRAFFIC TO KNOX ST.

=9 extra TRUCKS/week.

No changes are proposed to the existing vehicular access and loading facilities.³

DELIVERY TRAFFIC TO KNOX ST.

=The very small number of service vehicles that may be generated by the site would travel along Knox Street.⁴

- 1 page 9 JMT Consulting, Traffic Assessment
- 2 page 9 JMT Consulting, Traffic Assessment
- 3 page 21 Auswide Consulting, Waste Management Plan
- 4 page 9 JMT Consulting, Traffic Assessment

Traffic & Pedestrian Site Access Response

FoC (Friends of Chippendale) Response Proposal

The following diagrams and notes are a response to the developer's proposal in DA D/2024/1165. In an attempt to mitigate the impact on residents and respond to concerns as noted above in 'Key Practical Impacts Identified by the Community in their Submissions' FoC propose to retain the existing drop-off zone on Broadway rather than introducing a new drop off zone to Knox st.



PEDESTRIANS TRAVERSING THE WHOLE BLOCK BUT PRIMARILY ALONG BROADWAY:

=1047 PEDESTRIANS/day entering and exiting from a single entrance on Broadway. FoC concur to reuse existing entrance on Broadway, consistent with current site conditions, is a suitable solution.

GUEST TRAFFIC TO BROADWAY

=Due to the minimal impact of guest traffic to the development, FoC proposes to retain drop-offs and pick-ups to the Broadway entrance to the development in keeping with current site conditions.

JUSTIFICATION TO RETAIN EXISTING DROP OFF AREA ON BROADWAY

= Consistent with current site conditions. Incorrect assumption made that State Classified Road status (Broadway) automatically prohibits vehicle access — no evidence from Transport NSW or SEPP (Transport and Infrastructure) 2021 Clause 2.94 is cited to support this claim.

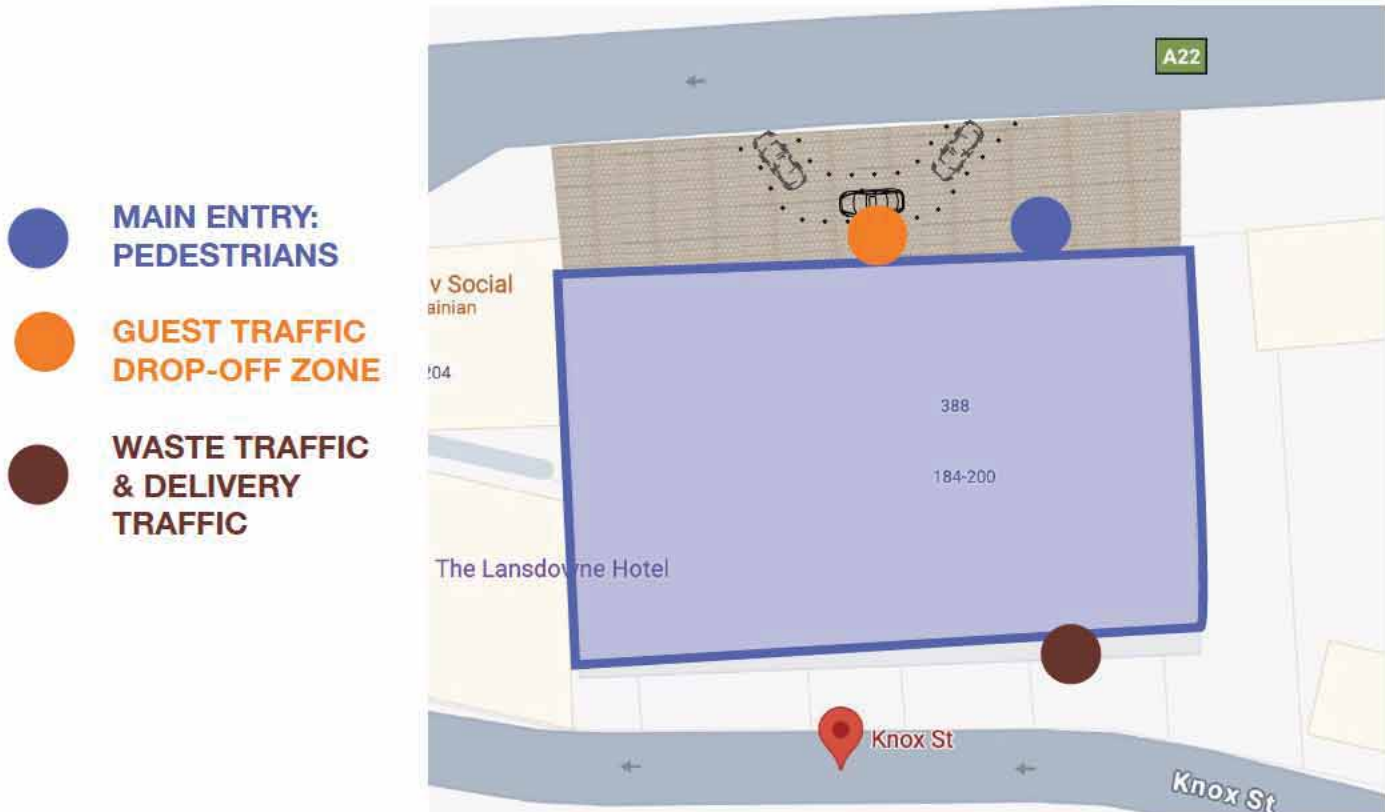
WASTE TRAFFIC & DELIVERY TRAFFIC TO KNOX ST.

=FoC concur that to reuse existing driveways to Knox st, consistent with current site conditions, is a suitable solution.

Traffic & Pedestrian Site Access Response

FoC (Friends of Chippendale) Response Proposal

FoC propose that the forecourt of the hostel becomes a 'shared zone'. This is a road and footpath shared space for vehicles and pedestrians. There would be no road lines, kerb or gutter to show pedestrians and vehicles are equal. Sand coloured granite cobblestones would compliment the facade of the building and rejuvenate the footpath for the 1000+ new pedestrians that will be using it. High-quality stainless steel bollards would gently delineate the zone where the 'minimal' traffic will require to use the shared zone.



a. City of Sydney shared zone with bollards



b. The Levee Maitland, Shared zone with gradient curb from the road.



c. Granite cobblestones

Analysis of Developer Contributions and Expenditure in the Chippendale Area

We at Friends of Chippendale feel that this development along with many that have preceded it have not balanced offerings of local area amenity upgrade with the overall impact and pressure on services and infrastructure that they cause. While Developer Contribution requirements are in place to mitigate this problem our analysis reveals that only a small proportion of developer contributions in the area are making their way back to infrastructure and services upgrades for Chippendale. The following tables and information reflect our attempts to understand the distribution of funds in our area.

Please note:

- The publicly available information on developer contributions and spending includes many vague representations, which makes it, at times, difficult to decipher.
- Money collected from development contributions is not directly allocated to specific works, so it's not possible to track collection/spending directly.
- Because all money is pooled into various precinct works plan funds, it's impossible to tell which contributions have and have not been 'spent'.
- Money collected from development contributions does not cover the total spend projected for all works, so other sources of revenue must be contributing to these too.

Contributions from Developments in Chippendale and Darlington (2008) from 2014-2025:

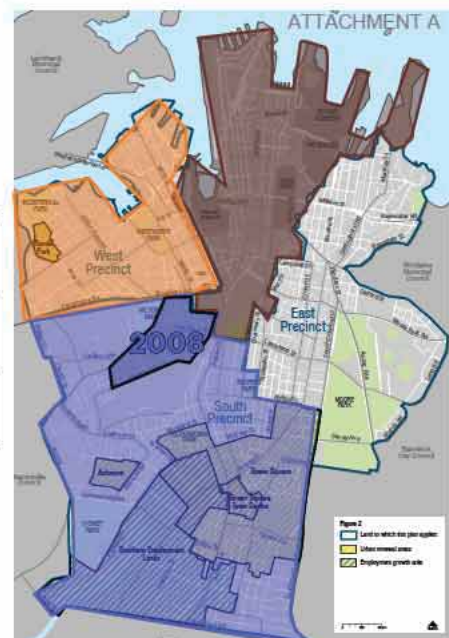
Below is a breakdown of the contributions from developments in Chippendale and Darlington specifically and the subsequent spending not in Chippendale and Darlington alone but across the City of Sydney precincts. It is worth noting that:

- The Central Park development is classified in the Central Sydney Precinct, despite being located in the postcode of Chippendale.
- Central Park development contributions have been entirely allocated to the Central Sydney works plan - NOT the South Precinct works plan.
- The only money from this development's contribution that has been allocated to be spent on any works in the postcode of Chippendale is a small portion of the 'Railway square ancillary works', which still falls in Central Sydney.

Total Contributions in Chippendale & Darlington (2008)	\$7,740,590
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Allocations from developments in Chippendale and Darlington (2008) from 2014-2025 spent across the City of Sydney precincts:

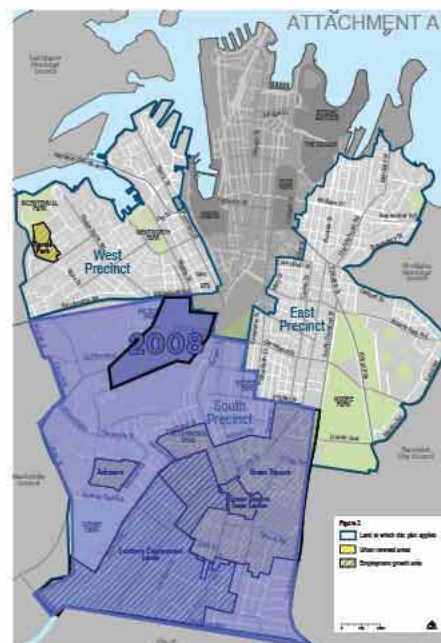
Allocated to Central Sydney works plan	\$1,639,487
Allocated to West Precinct works plan	\$18,350
Allocated to South Precinct works plan	\$4,921,337



Analysis of Developer Contributions from Chippendale & Darlington (2008) to the South Precinct Fund:

The following table notes the 3.3% contribution of developer funds from Chippendale & Darlington (2008) to the total of the South Precinct contributions from the years 2014 to 2025. Had all of 2008's contributions been allocated to the Precinct it belongs rather than dispersed across City of Sydney as noted in the previous page the contribution figure would be 5.1%. It is also worth noting that:

- The Central Park development is classified in the Central Sydney Precinct, despite being located in the postcode of Chippendale and it's contributions are not included in 2008 contributions to the South Precinct fund. The inclusion of Central Park contributions on behalf of Chippendale Darlington should have greatly increased both the South Precinct Fund and allocations for Chippendale Darlington.



Total Developer Contributions to South Precinct 2014-2025	\$149,564,997	100%
Total Actual Contributions by Chippendale & Darlington (2008) 2014-2025	\$7,740,590	5.1%
Total Contributions by Chippendale & Darlington (2008) to South Precinct Fund 2014-2025	\$4,921,337	3.3%

Analysis of Allocations for Spending for Chippendale & Darlington (2008) from the South Precinct Fund:

According to the council's numbers, Chippendale and Darlington have contributed 3.3% of the South Precinct funds, but have been allocated only 1.1% of spending in this precinct. This is already an alarming difference. In addition the 1.1% does not accurately represent money being spent 'in Chippendale and Darlington'. We have calculated the real spend at closer to 0.5%.

Total of apportioned costs allocated to South Precinct (in works plan 2015-2030)	\$641,317,65	100%
Apportioned costs allocated to Chippendale and Darlington (postcode 2008) 2015-2030	\$6,898,336	1.1%
Estimated real apportioned costs allocated uniquely to Chippendale and Darlington 2015-2030	\$3,092,275	0.5%

Analysis of Shortfall between Estimated Real Allocations and Allocations based on Total Contributions:

City of Sydney is spending about \$3M on Chippendale & Darlington, but proportional to contributions made, this should be about \$21M. This represents a shortfall in proportionate spending of about \$18M.

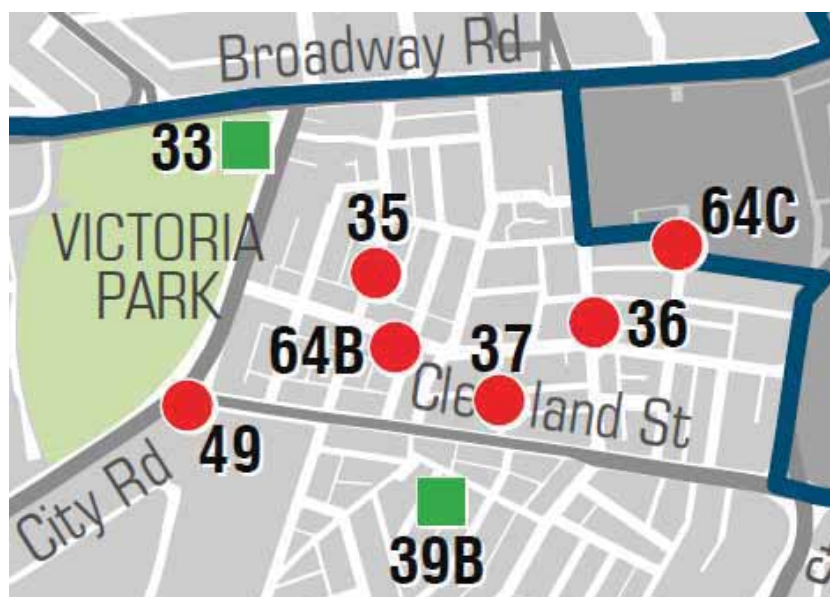
Estimated real apportioned costs allocated uniquely to Chippendale and Darlington 2015-2030	\$3,092,275	0.5%
Estimated proportional allocations based on contributions by Chippendale Darlington 2015-2030	\$21,000,000	3.3%

Analysis of Projected Allocation of Works Spending in Chippendale & Darlington (2008) for 2015-2030. (Including 2025-2030 for which development contributions have not yet been collected):

An analysis of spending allocation is below. As notes on Items 33 & 39 make clear a large percentage of the money allocated to Chippendale is being used to benefit neighbouring areas in both the South and West Precincts. Money spent in Chippendale & Darlington proper is only about half of the apportioned total.

- **Item 64** is a 'bicycle boulevard' cutting through the suburb. It names Myrtle and Meager, which already have cycle paths. It's unclear how much of this work has been completed.
- **Item 33** is for upgrades to Victoria Park, which does not service Chippendale alone, but much of the West Precinct (which it borders) and many other connected suburbs in the South Precinct. Realistically, Chippendale could only be said to be receiving a third of this money (\$1,616,666.67) 'in the suburb', given the park benefits Glebe, Camperdown, Newtown, etc.
- **Item 39** is over 1 million total for the scope of works, but Chippendale is one of two sites identified for this spend, meaning it can only be said to be receiving half of this money (\$572,728.00) 'in the suburb'.

Analysis of Projected Allocation of Works Spending in Chippendale & Darlington (2008) for 2015-2030 (cont)



Item	Description	Apportioned Cost
Traffic		
35	PCTC – Traffic calming, Shepherd St, Chippendale	\$19,000
36	PCTC – Shared zone, Teggs Ln/Little Queen St, Chippendale	\$22,800
37	PCTC – Traffic calming, Wiley St, Chippendale	\$47,500
47	PCTC – Additional signalised crossings in King St/Queen St, King St and Queen St, Newtown	\$19,000
48	PCTC – Additional signalised crossings in City Rd/Cleveland St, City Rd and Cleveland St, Newtown	\$19,000
49	PCTC – Additional signalised crossings in City Rd/Cleveland St, City Rd and Cleveland St, Newtown	\$19,000
64	Cycleway – Bicycle boulevard connecting Wilson St, Darlington, to Broadway, Ultimo, along Shepherd St, Myrtle St, Meagher St and Balfour St	\$756,580
TOTAL		\$902,880
Open Space		
33	PCTC – Traffic calming, Shepherd St, Chippendale	\$4,850,000
39	PCTC – Shared zone, Teggs Ln/Little Queen St, Chippendale	\$1,145,456
TOTAL		\$5,995,456

Conclusion: Grounds for Refusal for DA D/2024/1165

This amended DA not only fails to resolve the community's previously raised objections, but it actively worsens the conditions for residents and visitors alike. Based on the evidence in the developer's own submissions, and in direct reference to relevant planning instruments, we outline the following five key reasons why the proposal must be rejected in its current form:

1. Breach of Clause 2.94 of SEPP (Transport and Infrastructure) 2021 – The DA wrongly claims access from Broadway is prohibited, using this misinterpretation to remove an established, safe entry point. Clause 2.94 does not prohibit access—it requires it to be assessed and managed. The proposal fails to provide a lawful or practical basis for re-routing access to unsuitable local streets.

2. Non-compliance with City of Sydney DCP Sections 3.11.6 and 3.11.7 – The development provides no internal loading dock or service vehicle accommodation as required by the DCP. Deliveries, linen, waste, and trades traffic are all directed onto residential streets, posing serious amenity and safety issues.

3. Unsupported and excessive FSR increase – The application seeks to increase the FSR from 3.0:1 to 3.78:1—representing a 26% uplift—without offering infrastructure upgrades, mitigation strategies, or any demonstration that the neighbourhood can absorb this intensification. This contradicts Clause 4.4 of the LEP and fails to meet the criteria of Clause 4.6.

4. Severe traffic and operational impacts documented by the applicant themselves – The Traffic Impact Assessment and Plan of Management confirm that reversing trucks, frequent deliveries, and guest drop-offs will all occur on narrow residential streets. These documents acknowledge that Knox Street is expected to bear the entire operational burden of the site.

5. Cumulative pressure on local amenity and public infrastructure – With 1,047 beds, a rooftop bar, public café, and a Grafton Lane connection, the development will dramatically increase foot and service traffic. Yet no upgrades, traffic calming, or benefit offsets are proposed to mitigate this strain.

We therefore request that the Panel:

1. Reject DA D/2024/1165 in its current form;
2. Require a redesign that retains Broadway access and complies with planning controls;
3. Undertake community consultation and infrastructure planning using existing contributions and future contributions.
4. Include our FoC's Conditions of Approval in any future approvals.

Yours faithfully,

On behalf of Friends of Chippendale

Conclusion: Conditions for Approval of DA D/2024/1165

Explanation of Conditions

Friends of Chippendale believe the current amended DA should be refused. If however Council or Council staff dismiss our submission and recommend or approve the project in its current form we offer conditions now which aim to achieve improvements in the immediate and general Chippendale public domain - an aspect the current project completely ignores.

We make clear in the proposed conditions of approval that we do not offer them in support of approval of the project in the current form.

Please read these seven (7) conditions with the concept drawings for public domain infrastructure by Isabel Koenig Woodroffe for Friends of Chippendale and provided in this submission.

In preparing the draft conditions and the amounts of financial contributions we have been influenced by the Council's published record of developer contributions and the data for them shown in this submission.

We have found it difficult to understand the published data and the rationale underpinning the contribution amounts; see our explanation and analysis in this submission.

In these circumstances we seek an urgent meeting in the next week with Council in which we may obtain both an oral explanation of some previous contributions and the underlying calculations, and some guidance about how to apply the relevant policies and regulatory requirements to the conditions we are developing for Council to consider.

These proposed conditions partly solve what the new development plans don't. With these conditions the project may address Chippendale and Sydney City Council's climate, energy, water and pollution goals and contribute to the public domain in ways which respect and continue the Sydney City Council City of Villages vision.

We offer the conditions on the following basis:

- The project should be refused in its current form;
- A revised project which provides for up to about 400 beds and sustainable water, energy and waste infrastructure (including on Knox Street, Shepherd Street, and Broadway) will be supported;
- With about 400 beds many of the technical flaws in the current project may disappear;
- Any project on the site must improve the public amenity and build beauty and nature into the streets around the site and beyond using concepts drawn in this, our second submission.

To explain each condition of any approval there are explanatory notes and data.

1. Financial Contribution

[to be provided after Council explains its current practices for calculating and spending contributions]

2. Works in Kind - Landscaping and Construction of Knox st Swales and Water Tower

The works in kind are to be built during, and completed prior to, the construction of the project. See the concept images provided in this submission including these:



THIS?



OR THIS?

3. Sustainable Energy & Water, Not an Urban Coal Mine

NOT best practice: not a transparent or enforceable promise to use unspecified energy source; no commitment to continue for the life of the building, to account publicly.

Only discloses energy for electricity for use in the building; does not include the energy on water .

[insert data on Sydney Water energy use]

4. Sustainable Water

This condition acknowledges that for this project the same water use data applies as applied to the Central Park Project and resulted in sustainable water and energy infrastructure being built there, the cost of which was calculated as part contributions in kind, being (www.sustainabilitymatters.net.au/content/sustainability/article/self-sufficient-village-in-sydney-338430307):

"Multiple sustainable pipelines within the precinct enable the delivery of differing water qualities. Given households use only 10 to 20% of water for drinking/cooking and another 20 to 30% for cleaning, Central Park Water is enabling households and businesses to use recycled water for the 50 to 70% of other activities such as toilet flushing, washing machine use, irrigation, green-wall watering and air cooling.

Residents are set to save between 40 and 50% of drinking water and other benefits include: saving money; creating a secure water supply unaffected by water restrictions; and greening gardens and landscaping.

The Central Park Water Centre will also provide recycled water to the energy utility for cooling tower water. This will save the energy utility money through reduced water purchases and allow the overall community to achieve a higher Green Star rating.”

The applicant shall provide:

1. A third pipe to all toilets and clothes washing machines to allow for recycled water use;
2. Such plumbing as is needed to allow for future connection to Council's decentralised energy, water and sewage systems and of a design similar to that installed at the Central Park site some 200 metres east of the site in Broadway.

5. Pick Up & Drop Off on Broadway Using Existing Driveway and Parking Spaces

[to be drafted] Also refer to notes on page 25-27 of this submission

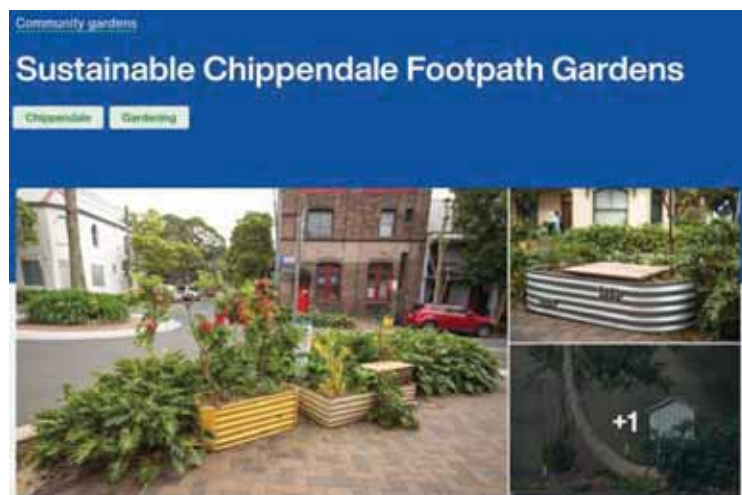
6. Sewage Recycling

[to be drafted]

7. No Food Waste to Landfill

Whereas:

- Council's Footpath Gardening policy empowers residents and businesses to garden in the footpaths throughout much of the city including the footpaths of Chippendale;



- The Chippendale community are acknowledged on Council's website for their footpath gardening - www.cityofsydney.nsw.gov.au/community-gardens/sustainable-chippendale-footpath-gardens

- Council has committed to 70% reduction in climate pollution by 2030 and zero emissions by 2035 (see note below);



- Approving the project in its current form is approving what the data tells us is an urban coal mine; for example, the project would use as much town water in three days (the energy for which places Sydney Water in the NSW state's top 10 climate polluters) as a typical coal mine uses in one day (to spray mine waste to prevent it spontaneously catching fire – see NOTE below);
- Approval of such polluting projects would make the Council's climate policies ineffective;



- Climate pollution from food waste is rated by the United Nations as the third largest contributor to Earth's climate pollution;
- The proposal plans to generate 10,706 litres of food waste each week and deposit it in 13 x 240L food waste bins, and that bin storage amount is 3120 litres or 3.5 times smaller than the total weekly food waste (P17, Waste report by AusWide Consulting dated April 2025); the total yearly food waste will be 556,712 litres;
- The weekly climate pollution created by the food waste from the site may exceed 17,000 kg (17 tonnes) of climate pollution, or 884,000 kg annually (884 tonnes);



- Since 2016 the Hero Apartments and shops at ground level, at the corner of Little Collins and Russell Streets in the central business district of Melbourne, with the initial support of Melbourne City Council, have composted food waste for compost and compost juice for the building occupants;
- The Chippendale community through Friends of Chippendale have asked the applicant and Council to accept their proposal to accept and manage all food waste from the project to compost as part of their footpath gardening operations (a copy of the request is in this submission);
- The Chippendale community have offered to enter a binding agreement by which they will accept and manage all food waste for a trial period of two years after which they will submit a report to Council and the applicant and, subject to the agreement of the Council and the applicant, they will continue to accept and manage all food waste from the project for so long as the applicant and Council agree;

Now the applicant and Friends of Chippendale shall:

1. Negotiate in good faith to agree and to contract for all food waste to be composted by Friends of Chippendale and for the applicant to buy back such compost and compost juice as it may need from time to time for the applicant to use for fertilising gardens and plants in the project and for landscape gardens to be built in Knox street and Broadway prior to practical completion of the project.
2. Complete the negotiations and provide to Council a copy of the contract that is to be entered into prior to the commencement of construction to enable food waste generated during construction to be composted and the applicant and Friends of Chippendale to collaborate prior to the full amount of food waste being generated following practical completion.
3. During construction metal food waste collection bins with lids will be located on each floor and the food waste will be transferred by the applicant to metal food waste storage bin(s) in the basement, and all such bins will have a fixed metal sign, "Food waste for composting".

Note:

"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."

www.cityofsydney.nsw.gov.au/environmental-action/energy-and-climate-change

"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."

www.cityofsydney.nsw.gov.au/policies/environmental-sustainability-policy

We agree with the Council.

To show the project is an urban coal mine we expect to shortly provide Council with data on energy and water use causing climate pollution and comparing that pollution to coal mine pollution.

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e believe this million should be complemented with the additional funds collected from other developments in hippendale and ensured to be spent ithin hippendale ver the past years apart from the entral ar evelopment hippendale est of bercrombie treet has seen **a significant increase in apartment construction and population density** Additionally the transformation of this nei bourhood into a university precinct has **further increased density and traffic movement, creating an urgent need for local traffic areas and traffic calming measures – similar to the initiatives ydney niversity** or ed ith the ity to implement at the southern end of hepherd treet

e are particularly concerned to ensure that **contributions from other developments – including the proposed Telstra redevelopment – are preserved and specifically allocated to public domain and** infrastructure improvements in the immediate vicinity includin alon hepherd no and rafton treet. Tar etin these contributions locally ould ensure they directly respond to the impacts enerated by the developments themselves

<ul style="list-style-type: none"> • residents • Temporary residents • pedestrian cyclists rivers
--

<p>T L</p> <ul style="list-style-type: none"> • remote community • remote sustainability • Promote traffic and pedestrian safety.

<p>T T L</p> <ul style="list-style-type: none"> • main ater collection & storage systems • ncreased bio diversity in plants birds and insects • ncreased pedestrian amenity & safety • ncreased community en a ment & education

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Pedestrian & Traffic Safety: Pedestrian Crossings

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CURRENT CONDITIONS

KNOX ST, GRAFTON ST, SHEPHERD ST INTERSECTION

E-bikes and cars not stopping
Unclear pedestrian crossing zones
Massive loss of rainwater run-off which goes straight to Blackwattle Bay.
Designated as a drop-off zone for guests no further amenity has been proposed in the DA.

KNOX ST

One-way street
Little to no vegetation
Massive loss of rainwater run-off which goes straight to Blackwattle Bay.
Designated as a drop-off zone for guests no further amenity has been proposed in the DA.

SHEPHERD ST, DANIELS ST INTERSECTION

Existing stop signs are confusing in their orientation and not adhered to
E-bikes and cars not stopping and they are speeding
Unclear pedestrian crossing zones



As seen in this example, measures for slowing traffic in and around the site are already insufficient.

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PEACE PARK, BUCKLAND STREET, MYRTLE STREET INTERSECTION

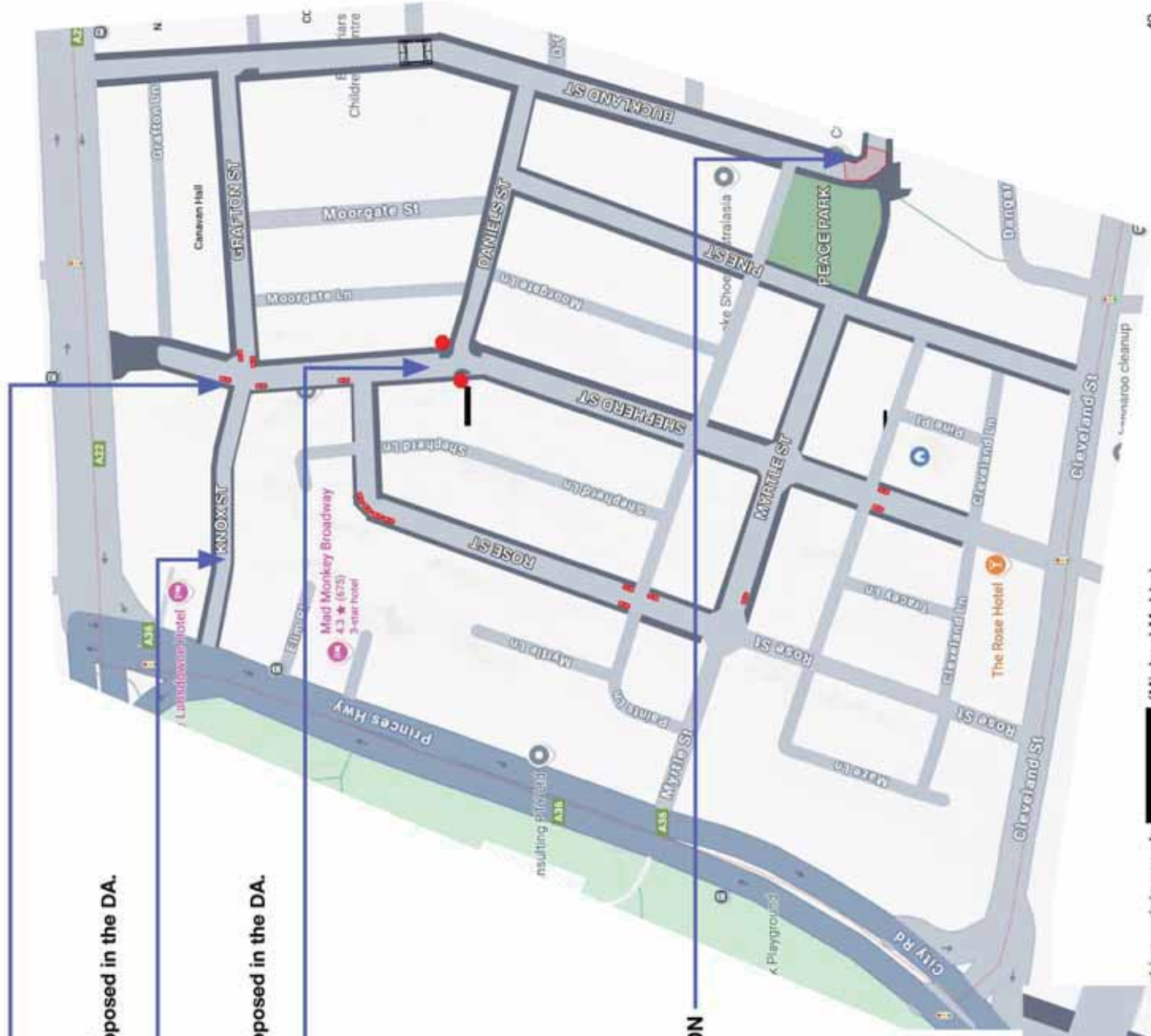
Unclear pedestrian crossing zones
Insufficient Capacity of Rain-Water Storage to Irrigate Park



As seen in this example a couple with a baby are seen crossing independently due to confusion and safety concerns

SHEPHERD ST, MYRTLE ST, ROSE ST, GRAFTON ST

Identified under-utilised space in 'no-stopping' zones



PROPOSED ACTION PLAN

KNOX ST, GRAFTON ST, SHEPHERD ST INTERSECTION

- Roundabout
- Rainwater Collection Tower
- Sculptural Element Reflective of History and Heritage of Chippendale
- Visible Rain-Water Collection Meter

KNOX ST

- Swales to Capture, Filter and Store Rainwater
- Swales to Slow Traffic and Increase Biodiversity and Increase Shade
- Sculptural Rainwater Down-Pipe Collection System
- Interactive Water-Powered Fountains and Taps

SHEPHERD ST, DANIELS ST INTERSECTION

- Traffic Islands to Reconfigure Junction
- Highly Prominent Stop Signs to Emphasise Need
- Raised Pedestrian Crossing Zones to Slow Traffic

PEACE PARK, BUCKLAND STREET, MYRTLE STREET INTERSECTION

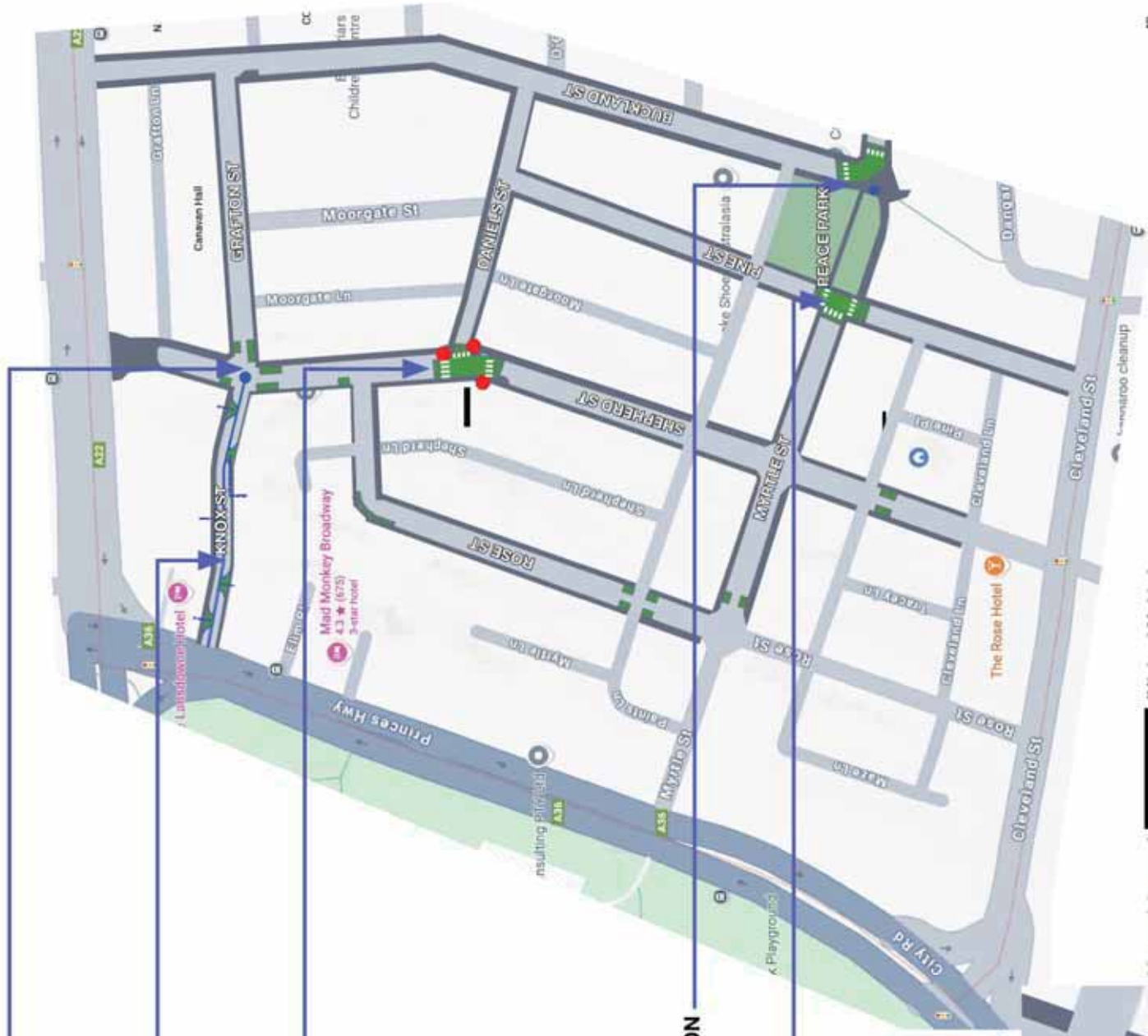
- Raised Pedestrian Crossing Zone to Slow Traffic
- Rain-Water Collection Tower

PEACE PARK, PINE STREET, MYRTLE STREET INTERSECTION

- Raised Pedestrian Crossing Zone to Slow Traffic

SHEPHERD ST, MYRTLE ST, ROSE ST, GRAFTON ST

- Parklets to Increase Bio-Diversity in Plants, Animals, Birds and Insects
- Parklets to Increase Community Education, Engagement and Connection



RAINWATER COLLECTION: SWALES & INTERACTIVE SCULPTURES



HOW MUCH RAINWATER CAN BE COLLECTED ANNUALLY FROM THE FOOTPATHS AND DELIVERED TO THE RAINWATER STORAGE TOWER?

KNOX ST. FOOTPATH AND ROAD AREA: 1175 m²

X
ANNUAL AVERAGE RAINFALL TO CHIPPENDALE: 1220mm

= TOTAL 1,433,500L OF RAINWATER ANNUALLY

HOW MUCH RAINWATER CAN BE COLLECTED ANNUALLY FROM ROOFTOPS AND DELIVERED TO THE SWALES?

TELSTRA ROOF AREA: 1425 m²

+
5 KNOX AND ALL BUILDINGS EAST AREA: 990m²

=TOTAL 3590m²

X
ANNUAL AVERAGE RAINFALL TO CHIPPENDALE: 1220mm

= TOTAL 2,946,300L OF RAINWATER ANNUALLY

TOTAL COLLECTED IN THE RAINWATER STORAGE TOWER AND IN THE SWALES

= TOTAL 4,379,800L OF RAINWATER ANNUALLY

2. 1. 1.

ales are a form of bio retention. They mimic natural processes using plants, soil, and soil **microbes to treat stormwater run-off and storing it** in the soil below rather than discharging it into the untreated water in this case into the lake.



[CLICK for link to Water Efficiency Study for Urban Tree Planting](#)

L for lin to entral recinct
ene al ro ram eport

The government aims to increase urban tree canopy and green infrastructure to help reduce heat island effects and improve air quality.

The government's assessment of existing flood and pollution problems and solutions.

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ool roads buildin s and therefore cut ener y use
top ater pollution oin into the habitat
Slow traffic to make the street a safer more enjoyable journey for pedestrians.

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ool roads buildin s and therefore cut ener y use
top ater pollution oin into the habitat
Slow traffic to make the street a safer more enjoyable
ro habitat for birds and insects
usually pleasein

website: www.friendsofchippendale.au ph: [REDACTED] (Michael Mobbs)

RAINWATER COLLECTION: SWALES & INTERACTIVE SCULPTURES

HOW TO COLLECT RAINWATER FROM ROOFTOPS?

A series of rainwater collection sculptures that collect the run-off from roofs and direct via overhead gutters and spouts into new swales down Knox street. The swales address the need for trees and greenery to the street and the need to treat the water from the rooftops. These installations can create a new language of responsibility for restoring and maintaining the natural processes of land we live on in the hope that younger generations will continue the work we are trying to do.

Local Artists:

Jenny Turpin who produced Halo the wind-powered kinetic sculpture in Central Park:

turpin Crawfordstudio.com.au

Janet Laurence who creates site specific outdoor artwork:

www.janetlaurence.com

Michael Thomas Hill who created an LED screen that

interprets the weather at Green Square Plaza: mthstudio.com.au

Local children:

Children at the Pine Street Creative Arts Centre can create things as they did for Peace Park:

www.cityofsydney.nsw.gov.au/murals-and-street-art/birds-of-peace-and-industry



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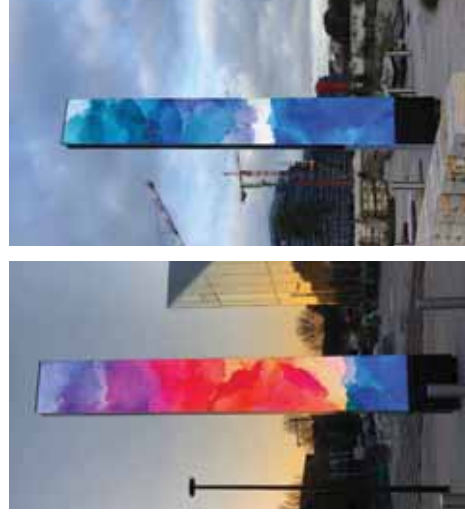
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Water to be supplied by water harvested from roofs see council newsletter item Life savin water here council is no using litres of previously stored water each year This water could be located near or used to water our parks our footpath gardens and used by street cleaners trucks and reduce water pollution of local waterways at the same time

The water towers could become icons of Chippendale and represent the neighbourhood as dedicated to minimising human impact on the land and being an epicentre for community and sustainability activities

108
Main friends of Chippendale would love to see local artists and residents employed to create unique interpretations of the neighbourhoods character into the symbolic towers and make them welcome beacons for anyone who visits Chippendale



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tonnes

of climate pollution
tonnes of climate pollution



ood aste bein composted in footpath ardens in hippendale

hippendale's ood aste

ome of food aste tonnes presently leave hippendale each ee That's about tonnes of climate pollution each ee

e riends of hippendale are or in to ards endin hippendale food aste and the climate pollution it causes before

ach ee our community of residents businesses and caf s presently compost over of food aste in out footpath ardens e use the compost to ro plant and tree canopy to cool the streets in summer eep rain here it falls to reduce ater pollution of lac attle ay and to increase both community and property values

To achieve our oal of endin food aste before e ima ine also eepin local money in our local community by usin the compost to avoid buyin plant and tree fertiliser to ro local employment i.e part time or ers ho compost local food aste ur early preliminary estimate is that t o part time obs may be created and the capital cost of the compost options may be bet een ith the operatin cost about to a ee and a potential income from compost sales about a ee

elbourne's ero partments

riends of hippendale are follo in the e ample of elbourne ity ouncil hich in assisted the ero partments in the central business district to end food aste there

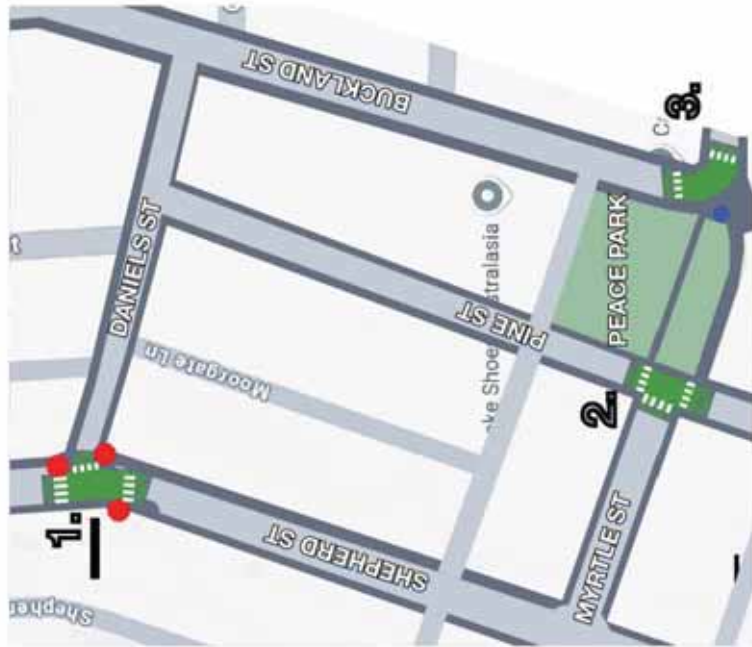


ood aste bein composted in the basement of the ero partments orner Little ollins and ussell treets elbourne ee heroapartments.com.au/heritage sustainability and cbdnews.com.au/the-secret-lives-of-orms

PEDESTRIAN & TRAFFIC SAFETY: PEDESTRIAN CROSSINGS

IMPROVED INTERSECTIONS

A series of interventions are required to make the intersections more functional for pedestrians. 59% of households in Chippendale do not have cars and their occupants rely on walking, cycling and public transport to traverse the area. The streets of Chippendale are also common thoroughfares for students of UTS, University of Sydney and Notre Dame universities. These 3 intersections have been identified as prioritising cars and trucks over pedestrian amenity and safety. Below are some suggested improvements.



1. SHEPHERD ST, DANIELS ST INTERSECTION
2. PEACE PARK, PINE ST, MYRTLE ST INTERSECTION
3. PEACE PARK, BUCKLAND ST, MYRTLE ST INTERSECTION

- Raised painted pedestrian crossing zones to slow traffic
- Reconfigured junction with 3 distinct crossings
- Highly prominent stop signs to emphasise need
- Increased signage visible from all angles
- Improved nighttime illumination of signs and crossings



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As a community are on a mission to make use of every available pocket of space for community sustain activities. We are an excellent opportunity to support them in connecting and learning to either let strategically located to reclaim space for residents in no stopping zones and would preserve parking spaces here possible. The parking lots could be located to support cafes and businesses and slo **e-bikes and cars that ignore traffic signs.**

Such is our water collection sculptures and after our parking lots could be designed by local artists designers with a helping hand from local children



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- biodiversity
- community garden in
- community garden in

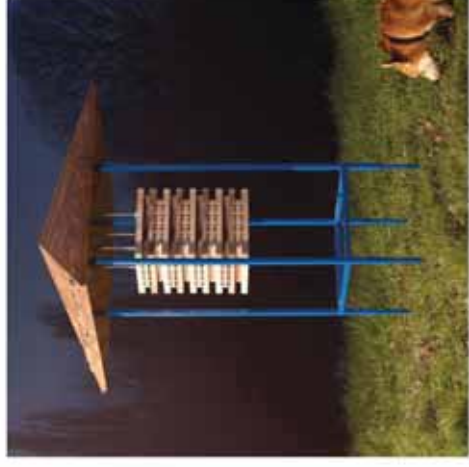
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- increase populations of native bees from seeds and encourage bird visitors like in arroyos
- increase food waste composting and local food production
- share information about growing in fruits vegetables and herbs
- create space for the community **to gather so people of different ages and backgrounds can connect**
- create a new paradigm of safely sharing Sydney's neighbourhood roads so that open space is devoted to people **no just parked cars and traffic.**

PARKLETS: BIODIVERSITY

BIODIVERSITY PARKLETS WOULD INCLUDE:

- Sculptural insect hotels at height
- Bird baths
- Rock gardens
- Native flowering trees, shrubs and plants
- Low height coloured concrete containing walls to sit on
- Signage for education





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- raised planter beds
- robust built to last and elegantly designed to be objects of pride for the community
- full height plant
- all
- plenty of signage and information
- lever irrigation systems using water



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- playful and engaging in colours and forms
- varied ways to sit and interact
- incorporated shade structures
- Locations of community buildings and sharing and
- garden equipment and tools sharing
- raised platforms protected from the road
- well made and innovative public **fix solutions.**





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From: Jotform
Sent on: Sunday, May 18, 2025 5:45:13 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 ██████████

Address ██████████ Arundel St, Glebe, New South Wales, 2037, 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:

Overdevelopment and overcrowding, when social resources in the area are not being increased proportionately.

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

From: Jotform
Sent on: Thursday, May 29, 2025 9:45:23 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.



Clone of 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 hjhjbhjb hjhbjhj

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

Email ■■■■■■■■

Summary of Objections I understand that Developer contributions have been collected in Chippendale yet only a small percentage have been reinvested to offset the impact of those developments on our neighbourhood. The City of Sydney needs to allocate those funds directly back to Chippendale for works never completed yet outstanding. Furthermore, any future collections will be applied in the immediate vicinity of where the contributing development takes place.

My personal reasons for objecting: hjhjbhbj

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

From: Michael Mobbs
Sent on: Thursday, June 12, 2025 11:15:53 AM
To: DASubmissions; JoelStuart
CC: Friends Of Chippendale; ChippoKnox; Isabel Koenig Woodroffe; Michael Mobbs
Draft Conditions of Approval by Friends of Chippendale - DA D/2024/1165 – 184-200
Broadway, Chippendale

Subject:

Attachments: Friends of Chippendale - Draft Conditions for Amended DA.pdf (12.68 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 attached for your consideration conditions of approval for amended development proposal and proposed by Friends of Chippendale;

-

Thank you,

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/>

Twitter @m_mobbs

Instagram [michaelmobbs/](https://www.instagram.com/michaelmobbs/) <https://www.instagram.com/coolseats/>

Facebook <https://www.facebook.com/sustainablehouse>

**City of Sydney Council
Planning Assessments Unit
GPO Box 1591
Sydney NSW 2001
Re: DA D/2024/1165 – 184-200 Broadway, Chippendale**

CONDITIONS OF APPROVAL



To Whom It May Concern,

We write on behalf of Friends of Chippendale to formally offer our conditions of approval to the amended Development Application (DA D/2024/1165) for 184–200 Broadway, Chippendale.

We respectfully request that Council reject the DA in its current form and require major redesigns that prioritise community safety, amenity, and liveability. If however Council or Council staff dismiss our submission and recommend or approve the project in its current form we offer conditions now which aim to achieve improvements in the immediate and general Chippendale public domain - an aspect the current project completely ignores.

We make clear in the proposed conditions of approval that we do not offer them in support of approval of the project in the current form.

Kind Regards,
Friends of Chippendale

1. Financial Contribution or Works of Kind?

Contribution	Total
Open space	\$8,475,653.32
Community facilities	\$32,147.06
Traffic and transport	\$2,362,400.05
Stormwater and drainage	\$934,171.68
	\$11,804,372.11

Council's development contributions calculator shows the project requires a financial contribution of \$11.8m; \$8.4 m for open space, \$32 k for community facilities, \$2.3 m for traffic and transport, \$900 k for stormwater. See Appendix B for full Development Contributions Estimate

Applying the Council's Development Contributions calculator to the project (available here: cityofsydney.nsw.gov.au/calculators/s711/) the application is required to contribute the sum of \$11.8m.

The project will add approximately 12% more people to the existing population of Chippendale. Those new demands for additional public amenities and infrastructure will be immediate upon completion and occupancy of the building.

There are existing unmet public infrastructure demands across Chippendale, including in and for those streets surrounding the applicant's site and elsewhere in Chippendale. These unmet demands are to be addressed by funds obtained from previous developer contributions which we have identified and quantified in our second submission.

To help readers more fully understand these draft conditions that part of the second submission containing data and quantification about existing development contributions are Appendix A to this third submission.

To meet immediate, existing unmet demands together with future demands generated by the project for public infrastructure, Council requires works in kind in lieu of a financial contribution.

To remedy the decline in public infrastructure in Chippendale from the diversion of developer contributions from the suburb, and to prepare the suburb for the significant impact of the Telstra project some of the public works will be built by Council prior to commencement of works on the Telstra site.

Some works nominated by these conditions are to be completed by:

- The applicant prior to commencement of building works on the site and no later than the financial year ending June 2026, and

- The Chippendale community under these conditions of approval commencing this financial year, and
- The Council in the financial year ending June 2026.

Note:

The applicant holds title to the land the subject of the application conditional under a lease with the former property owner, Telstra, and the lease entitles the former owner to occupy the site for five years up to 2030. The building is now used by less than a dozen employees and is expected to remain mostly unoccupied for five years.

To ensure public amenity and infrastructure works are completed to restore public safety and remedy other potential negative impacts created from the now largely unoccupied site during the 5 year lease period these developer contributions require works in kind by the applicant and Council commencing in the financial year ending 2026.

In June 2025 Friends of Chippendale asked Council to amend the draft budget for the financial year ending June 2026 and provided a vision and concepts for public infrastructure that embraces sustainable energy, water, biodiversity and artistic works. That vision is **Appendix B** to these proposed conditions of approval. A quick reading of it gives the reader, we expect, confidence we intend to build upon Chippendale's reputation for treasuring and strengthening our community – but we can't do that without Council first accepting that our vision, in words and images, strongly supports the Council's own policies. Those policies are identified and partly quoted throughout the vision.

2. Landscaping by Council: Swales and Water Tower at two intersections: Knox and Shepherd streets, and Myrtle and Buckland streets



The traffic and stormwater works shown in the draft concepts above are swales and a water towers at the intersections of Knox and Shepherd streets and Myrtle and Buckland streets.

Those works are to be built and completed by Council in the financial year ending June 2026.

The works are to be funded from the \$18 m identified to be due from past projects; see **Appendix A**.

We see each day ebikes race along all these streets and through Peace Park without reading or obeying or, perhaps, even understanding the meaning of “Stop” or “Slow” signs.

The works will:

- Increase pedestrian safety in Knox, Shepherd, Buckland and Myrtle Streets;
- Increase child safety in Peace Park where children are often seen to run across paths without looking;
- Provide beautiful, renewing educational demonstrations of the power and presence of water otherwise banished to be out of sight by most street designs;
- Command local, national and international attention for public domain design leadership.

3. Sustainable Energy & Water, Not an Urban Coal Mine

This condition acknowledges that for this project the same water use data applies as applied to the Central Park Project and resulted in sustainable water and energy infrastructure being built there, the cost of which was calculated as part contributions in kind. That data is quoted below:

“Multiple sustainable pipelines within the precinct enable the delivery of differing water qualities. Given households use only 10 to 20% of water for drinking/cooking and another 20 to 30% for cleaning, Central Park Water is enabling households and businesses to use recycled water for the 50 to 70% of other activities such as toilet flushing, washing machine use, irrigation, green-wall watering and air cooling

Residents are set to save between 40 and 50% of drinking water and other benefits include: saving money; creating a secure water supply unaffected by water restrictions; and greening gardens and landscaping.

The Central Park Water Centre will also provide recycled water to the energy utility for cooling tower water. This will save the energy utility money through reduced water purchases and allow the overall community to achieve a higher Green Star rating.”

The applicant shall provide:

1. A third pipe to all toilets and clothes washing machines to allow for recycled water use;
2. Plumbing to allow for future connection to Council’s decentralised energy, water and sewage systems and of a design similar to that installed at the Central Park site some 200 metres east of the site in Broadway.
3. All sewage will be recycled on site to flush toilets, wash clothes and to provide irrigation to swales in Knox street and for Council street cleaning.
4. All stormwater shall be stored: firstly in a 100,000 litre tank in the basement;
5. Overflow from the basement water storage tank will be directed to swales in Knox street and the new water tower to be located at the intersection of Knox and Shepherd Streets.

Note:

See two examples achieving these goals in nearby projects:

- Central Park (residential and commercial), and
- Sydney’s Sustainable House, Myrtle Street (residential – no stormwater, water or sewage has left the terrace house since 1996 – for 29 years).)

4. Pick Up & Drop Off on Broadway Using Existing Driveway and Parking Spaces

The existing driveway and parking spaces outside the building and located on Broadway will be used for pickup and dropoff with design amendments to the satisfaction of Council.

Please refer to notes on page 25-27 of our second submission

5. No Food Waste to Landfill

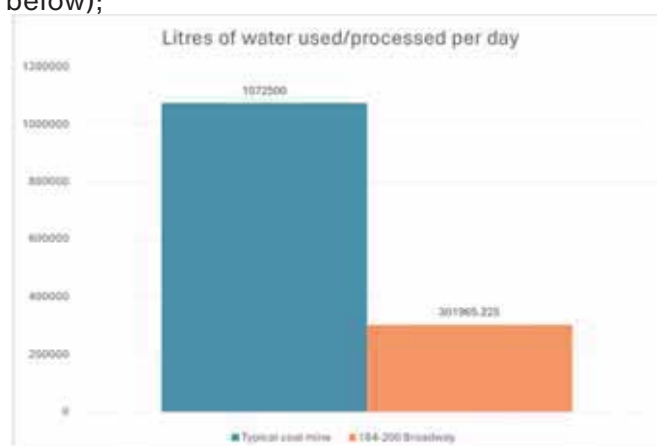


Whereas:

- Council's Footpath Gardening policy empowers residents and businesses to garden in the footpaths throughout much of the city including the footpaths of Chippendale;



- The Chippendale community are acknowledged on Council's website for their footpath gardening - www.cityofsydney.nsw.gov.au/community-gardens/sustainable-chippendale-footpath-gardens
- Council has committed to 70% reduction in climate pollution by 2030 and zero emissions by 2035 (see note below);



- Approving the project in its current form is approving what the data tells us is an urban coal mine; for example, the project would use as much town water in three days (the energy for which places Sydney Water in the NSW state's top 10 climate polluters) as a typical coal mine uses in one day (to spray mine waste to prevent it spontaneously catching fire – see NOTE below);
- Approval of such polluting projects would make the Council's climate policies ineffective;



- Climate pollution from food waste is rated by the United Nations as the third largest contributor to Earth's climate pollution;
- The proposal plans to generate 10,706 litres of food waste each week and deposit it in 13 x 240L food waste bins, and that bin storage amount is 3120 litres or 3.5 times smaller than the total weekly food waste (P17, Waste report by AusWide Consulting dated April 2025); the total yearly food waste will be 556,712 litres;
- The weekly climate pollution created by the food waste from the site may exceed 17,000 kg (17 tonnes) of climate pollution, or 884,000 kg annually (884 tonnes);
- Since 2016 the Hero Apartments and shops at ground level, at the corner of Little Collins and Russell Streets in the central business district of Melbourne, with the initial support of Melbourne City Council, have composted food waste for compost and compost juice for the building occupants;
- The Chippendale community through Friends of Chippendale have asked the applicant and Council to accept their proposal to accept and manage all food waste from the project to compost as part of their footpath gardening operations (a copy of the request is in this submission);

- The Chippendale community have offered to enter a binding agreement by which they will accept and manage all food waste for a trial period of two years after which they will submit a report to Council and the applicant and, subject to the agreement of the Council and the applicant, they will continue to accept and manage all food waste from the project for so long as the applicant and Council agree;

Now the applicant and Friends of Chippendale shall:

1. Negotiate in good faith to agree and to contract for all food waste to be composted by Friends of Chippendale and for the applicant to buy back such compost and compost juice as it may need from time to time for the applicant to use for fertilising gardens and plants in the project and for landscape gardens to be built in Knox street and Broadway prior to practical completion of the project.

2. Complete the negotiations and provide to Council a copy of the contract that is to be entered into prior to the commencement of construction to enable food waste generated during construction to be composted and the applicant and Friends of Chippendale to collaborate prior to the full amount of food waste being generated following practical completion.

3. During construction metal food waste collection bins with lids will be located on each floor and the food waste will be transferred by the applicant to metal food waste storage bin(s) in the basement, and all such bins will have a fixed metal sign, "Food waste for composting".

Note: Council has publicly committed to acting on the basis the climate collapse is an emergency and says:

"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."

www.cityofsydney.nsw.gov.au/environmental-action/energy-and-climate-change

"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."

www.cityofsydney.nsw.gov.au/policies/environmental-sustainability-policy

We agree with the Council.

APPENDIX A:

Analysis of Developer Contributions and Expenditure in the Chippendale Area

We at Friends of Chippendale feel that this development along with many that have preceded it have not balanced offerings of local area amenity upgrade with the overall impact and pressure on services and infrastructure that they cause. While Developer Contribution requirements are in place to mitigate this problem our analysis reveals that only a small proportion of developer contributions in the area are making their way back to infrastructure and services upgrades for Chippendale. The following tables and information reflect our attempts to understand the distribution of funds in our area.

Please note:

- The publicly available information on developer contributions and spending includes many vague representations, which makes it, at times, difficult to decipher.
- Money collected from development contributions is not directly allocated to specific works, so it's not possible to track collection/spending directly.
- Because all money is pooled into various precinct works plan funds, it's impossible to tell which contributions have and have not been 'spent'.
- Money collected from development contributions does not cover the total spend projected for all works, so other sources of revenue must be contributing to these too.

Contributions from Developments in Chippendale and Darlington (2008) from 2014-2025:

Below is a breakdown of the contributions from developments in Chippendale and Darlington specifically and the subsequent spending not in Chippendale and Darlington alone but across the City of Sydney precincts. It is worth noting that:

- The Central Park development is classified in the Central Sydney Precinct, despite being located in the postcode of Chippendale.
- Central Park development contributions have been entirely allocated to the Central Sydney works plan - NOT the South Precinct works plan.
- The only money from this development's contribution that has been allocated to be spent on any works in the postcode of Chippendale is a small portion of the 'Railway square ancillary works', which still falls in Central Sydney.

Total Contributions in Chippendale & Darlington (2008)	\$7,740,590
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Allocations from developments in Chippendale and Darlington (2008) from 2014-2025 spent across the City of Sydney precincts:

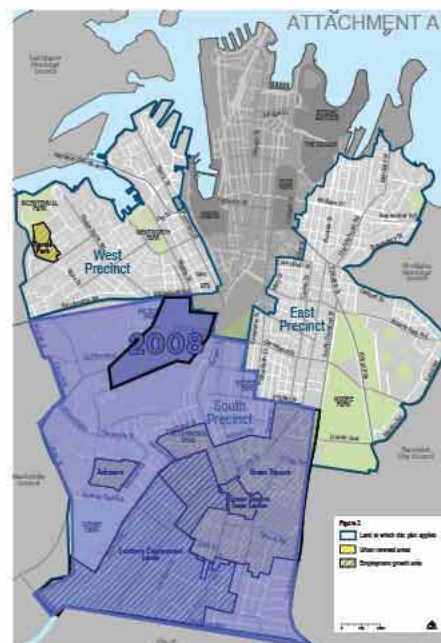
Allocated to Central Sydney works plan	\$1,639,487
Allocated to West Precinct works plan	\$18,350
Allocated to South Precinct works plan	\$4,921,337



Analysis of Developer Contributions from Chippendale & Darlington (2008) to the South Precinct Fund:

The following table notes the 3.3% contribution of developer funds from Chippendale & Darlington (2008) to the total of the South Precinct contributions from the years 2014 to 2025. Had all of 2008's contributions been allocated to the Precinct it belongs rather than dispersed across City of Sydney as noted in the previous page the contribution figure would be 5.1%. It is also worth noting that:

- The Central Park development is classified in the Central Sydney Precinct, despite being located in the postcode of Chippendale and it's contributions are not included in 2008 contributions to the South Precinct fund. The inclusion of Central Park contributions on behalf of Chippendale Darlington should have greatly increased both the South Precinct Fund and allocations for Chippendale Darlington.



Total Developer Contributions to South Precinct 2014-2025	\$149,564,997	100%
Total Actual Contributions by Chippendale & Darlington (2008) 2014-2025	\$7,740,590	5.1%
Total Contributions by Chippendale & Darlington (2008) to South Precinct Fund 2014-2025	\$4,921,337	3.3%

Analysis of Allocations for Spending for Chippendale & Darlington (2008) from the South Precinct Fund:

According to the council's numbers, Chippendale and Darlington have contributed 3.3% of the South Precinct funds, but have been allocated only 1.1% of spending in this precinct. This is already an alarming difference. In addition the 1.1% does not accurately represent money being spent 'in Chippendale and Darlington'. We have calculated the real spend at closer to 0.5%.

Total of apportioned costs allocated to South Precinct (in works plan 2015-2030)	\$641,317,65	100%
Apportioned costs allocated to Chippendale and Darlington (postcode 2008) 2015-2030	\$6,898,336	1.1%
Estimated real apportioned costs allocated uniquely to Chippendale and Darlington 2015-2030	\$3,092,275	0.5%

Analysis of Shortfall between Estimated Real Allocations and Allocations based on Total Contributions:

City of Sydney is spending about \$3M on Chippendale & Darlington, but proportional to contributions made, this should be about \$21M. This represents a shortfall in proportionate spending of about \$18M.

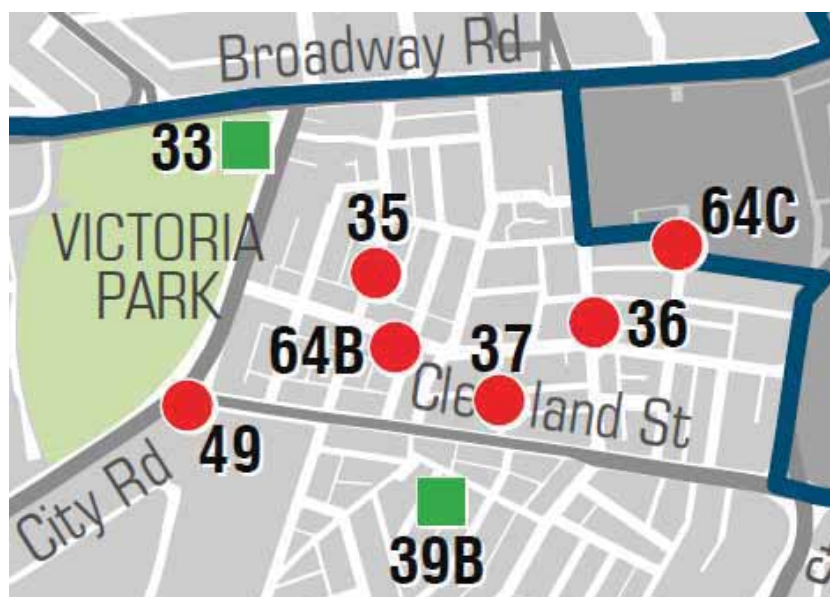
Estimated real apportioned costs allocated uniquely to Chippendale and Darlington 2015-2030	\$3,092,275	0.5%
Estimated proportional allocations based on contributions by Chippendale Darlington 2015-2030	\$21,000,000	3.3%

Analysis of Projected Allocation of Works Spending in Chippendale & Darlington (2008) for 2015-2030. (Including 2025-2030 for which development contributions have not yet been collected):

An analysis of spending allocation is below. As notes on Items 33 & 39 make clear a large percentage of the money allocated to Chippendale is being used to benefit neighbouring areas in both the South and West Precincts. Money spent in Chippendale & Darlington proper is only about half of the apportioned total.

- **Item 64** is a 'bicycle boulevard' cutting through the suburb. It names Myrtle and Meager, which already have cycle paths. It's unclear how much of this work has been completed.
- **Item 33** is for upgrades to Victoria Park, which does not service Chippendale alone, but much of the West Precinct (which it borders) and many other connected suburbs in the South Precinct. Realistically, Chippendale could only be said to be receiving a third of this money (\$1,616,666.67) 'in the suburb', given the park benefits Glebe, Camperdown, Newtown, etc.
- **Item 39** is over 1 million total for the scope of works, but Chippendale is one of two sites identified for this spend, meaning it can only be said to be receiving half of this money (\$572,728.00) 'in the suburb'.

Analysis of Projected Allocation of Works Spending in Chippendale & Darlington (2008) for 2015-2030 (cont)



Item	Description	Apportioned Cost
Traffic		
35	PCTC – Traffic calming, Shepherd St, Chippendale	\$19,000
36	PCTC – Shared zone, Teggs Ln/Little Queen St, Chippendale	\$22,800
37	PCTC – Traffic calming, Wiley St, Chippendale	\$47,500
47	PCTC – Additional signalised crossings in King St/Queen St, King St and Queen St, Newtown	\$19,000
48	PCTC – Additional signalised crossings in City Rd/Cleveland St, City Rd and Cleveland St, Newtown	\$19,000
49	PCTC – Additional signalised crossings in City Rd/Cleveland St, City Rd and Cleveland St, Newtown	\$19,000
64	Cycleway – Bicycle boulevard connecting Wilson St, Darlington, to Broadway, Ultimo, along Shepherd St, Myrtle St, Meagher St and Balfour St	\$756,580
TOTAL		\$902,880
Open Space		
33	PCTC – Traffic calming, Shepherd St, Chippendale	\$4,850,000
39	PCTC – Shared zone, Teggs Ln/Little Queen St, Chippendale	\$1,145,456
TOTAL		\$5,995,456

APPENDIX B:



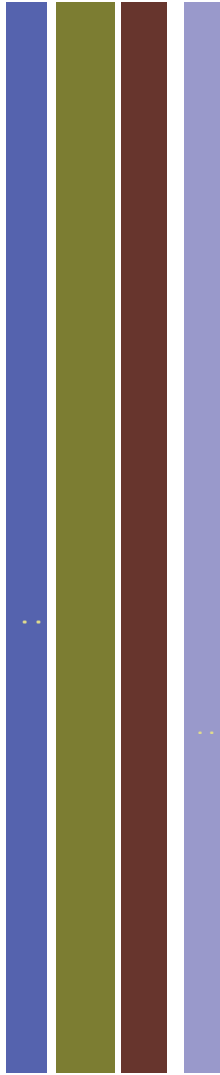
WELCOME TO THE CHIPPENDALE
COMMUNITY ACTION PLAN

3RD OF JUNE, 2025
FOR CONSIDERATION IN THE FORMULATION OF THE
DRAFT SYDNEY CITY COUNCIL BUDGET 2025 - 2026
By Friends of Chippendale:
www.friendsofchippendale.au/home
Contact: Michael Mobbs [REDACTED] and Bjorn Godwin
Note: For analysis of Council's Developer Contributions
register and monies currently held in Council's bank
account for Chippendale public works please refer to:
www.friendsofchippendale.au/home
The submission is sent to all Councillors with whom we
seek to establish a constructive discussion about budget
amendments.

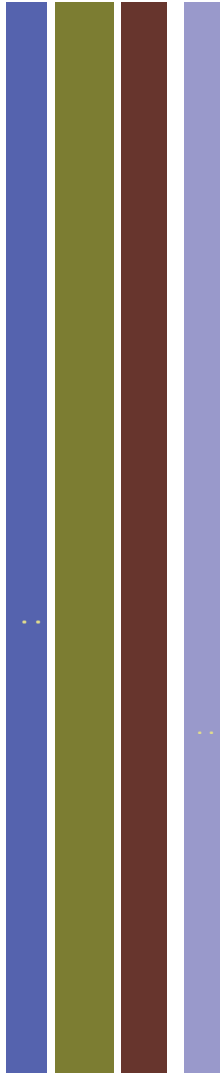


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CHIPPENDALE COMMUNITY ACTION PLAN

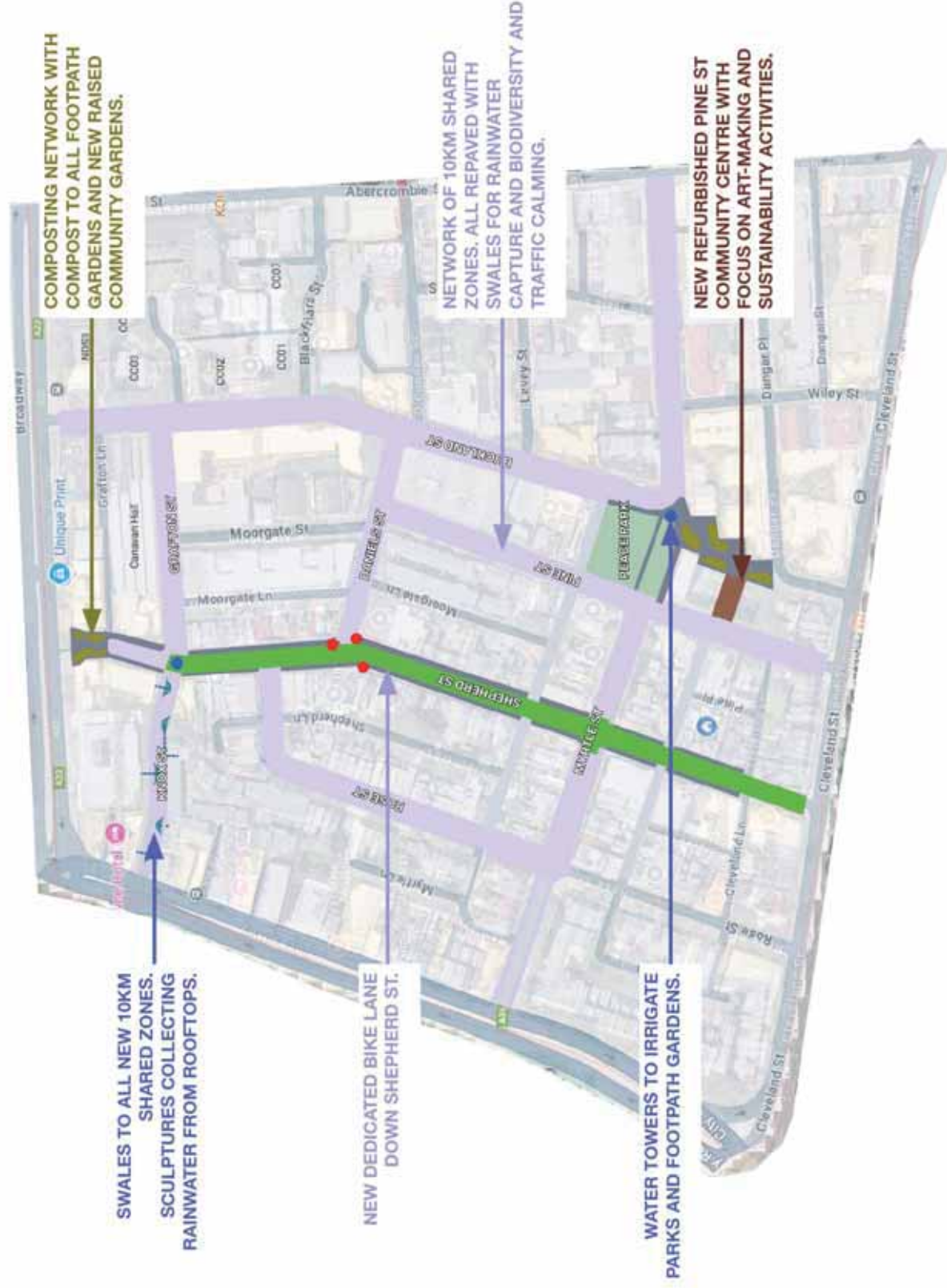
Welcome to the Chippendale Community
Action Plan prepared by the Friends of
Chippendale.

Over the past 25 years Chippendale, west of Abercrombie Street, has seen significant increase in apartment construction and population density. Additionally, the transformation of this neighbourhood into a university precinct has further increased density and traffic movement.

Through our analysis the investment of funds generated from developer contributions and general budgeting for the area has fallen short of what the neighbourhood requires for public domain and infrastructure improvements.

Not only does west Chippendale require urgent traffic calming and pedestrian measures but also support for an active grass-roots sustainability movement, provision of a community space for residents and investment in innovation to reach City of Sydney's climate targets.

We are a tight-community full of energy, commitment and expertise. This report is the culmination of decades of analysis, engagement and thorough understanding of the neighbourhood and the ecological processes at work. We are proud to present this vision to you.



RAINWATER HARVESTING: SWALES, SCULPTURES & TOWERS

1 YEAR PLAN	<ul style="list-style-type: none">Extend network of 'leaky drains' to footpaths to keep rainwater on site.Initiate program of new swales to Knox street to collect and purify rainwater.	\$1,000,000
4 YEAR PLAN	<ul style="list-style-type: none">Swales to Grafton, Daniels and Pine (with community consultation on design and planting).3 sculptures by local artists to collect rooftop rainwater and direct it to swales	
		\$3,500,000
10 YEAR PLAN	<ul style="list-style-type: none">Swales to Myrtle, Rose and Buckland (with community consultation on design and planting).3 sculptures by local artists to collect rooftop rainwater and direct it to swales2 water towers by local artists to Peace Park to irrigate park and footpath gardens	\$6,000,000
TOTAL		\$11,500,000

Aligning with City of Sydney Priorities:

- Zero increase in potable water use yearly from 2006 baseline.
- 10% reduction in non-residential potable water use for each m2 from 2019 baseline.
- Increase green cover by 40% including 27% tree canopy.



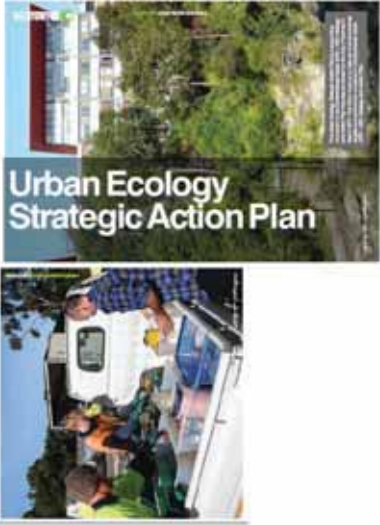
View north up Knox st from intersection of Shepherd and Grafton depicting water tower located on a new roundabout. Swales to Knox st planted with native shrubs and trees.

COMPOSTING AND COMMUNITY GARDENS

1 YEAR PLAN	<ul style="list-style-type: none">Expanded composting network. Capital cost of the compost options \$150k2 part time jobsWith the operating cost \$5k/weekExpanded footpath garden network	\$1,500,000
4 YEAR PLAN	<ul style="list-style-type: none">Expanded composting networkExpanded footpath garden networkNew raised community gardens to paved Beaumont/Buckland junction focus on biodiversity plants, insects and animalsNew raised community gardens to paved Broadway and Shepherd st junction focus on biodiversity plants, insects and animals	\$2,000,000
10 YEAR PLAN	<ul style="list-style-type: none">100% residential and commercial food composting100% of footpath gardens cultivated.Additional spaces identified for small community gathering parklets for residents gardening and biodiversity parklets.	\$3,000,000
TOTAL		\$6,500,000

Aligning with City of Sydney Priorities:

- To divert 90% of waste from residents and local businesses from landfill.
- Friends of Chippendale aim to divert 100% of food waste into local composting facilities in 10 years.
- Actions focused on expanding bush restoration and other habitat enhancement work.
- Actions focused on improving community awareness of biodiversity and increasing participation in bush restoration and other habitat enhancement works.



View west along rose st.
Depicting biodiversity parklet including sculptural insect hotels, bird baths, rock gardens, native flowering trees, shrubs and plants, low-height coloured concrete containing walls for gathering and signage for education.

COMMUNITY INCLUSIVITY, PARTICIPATION & FLOURISHING

1 YEAR PLAN	<ul style="list-style-type: none">Reopen Pine st Centre for community gatheringsSet up community shared library with gardening equipment and tools, books	\$500,000
4 YEAR PLAN	<ul style="list-style-type: none">Make Pine st Centre accessible (disabled)Create creative workshop program focusing on art & sustainability, Programs for composting and gardening, signage making, insect hotels, ceramics, mosaics and various art making practices to beautify and educate around Chippendale	\$2,000,000
10 YEAR PLAN	<ul style="list-style-type: none">Pine st Centre fully refurbishedFull-time staff dedicated to outreach and community workshop facilitation.Additional outdoor space identified for development of open-air fully covered roof structure for wet weather use.Additional spaces identified for small community gathering parklets.	\$5,000,000
TOTAL		\$7,500,000

Aligning with City of Sydney Priorities:

- Protecting public space.
- Renewing community facilities to support growth.
- People-focused placemaking.



View of Pine Street Creative Arts Centre to be known as Pine Street Community Centre. Prioritising creative arts & sustainability. Taking inspiration from Addi Road Community Organisation and its activities.

WELCOMING STREETS: TRAFFIC CALMING & PEDESTRIANS PRIORITISED

1 YEAR PLAN	<ul style="list-style-type: none">Upgrade of all existing stop signs, pedestrian crossing signsDedicated zebra crossing at all identified intersections.10km shared zone for Knox st with new cobblestone paving and guttering working with new swales.	\$1,500,000
4 YEAR PLAN	<ul style="list-style-type: none">10km shared zone for Grafton, Daniels and Pine st with new cobblestone paving and guttering working with new swales.New paved area with seating and 'welcome to Chippendale' signage to Broadway and Shepherd st junction.	\$2,000,000
10 YEAR PLAN	<ul style="list-style-type: none">Dedicated cycle path for Shepherd st.Expand 10km share zone for Myrtle, Rose and Buckland st with new cobblestone paving and guttering working with new swales.	\$6,000,000
TOTAL		\$9,500,000

Aligning with City of Sydney Priorities:

- Increase footpath capacity
- Improve walking amenity
- Reduce-traffic related crashes involving people walking
- Making walking safe and comfortable.
- Pedestrianised streets



Above: New paved shared zone to Knox st with swales to calm traffic. Right: New level crossing zone with dedicated pedestrian crossings in all directions and new signage to Daniels and Shepherd st. intersection.

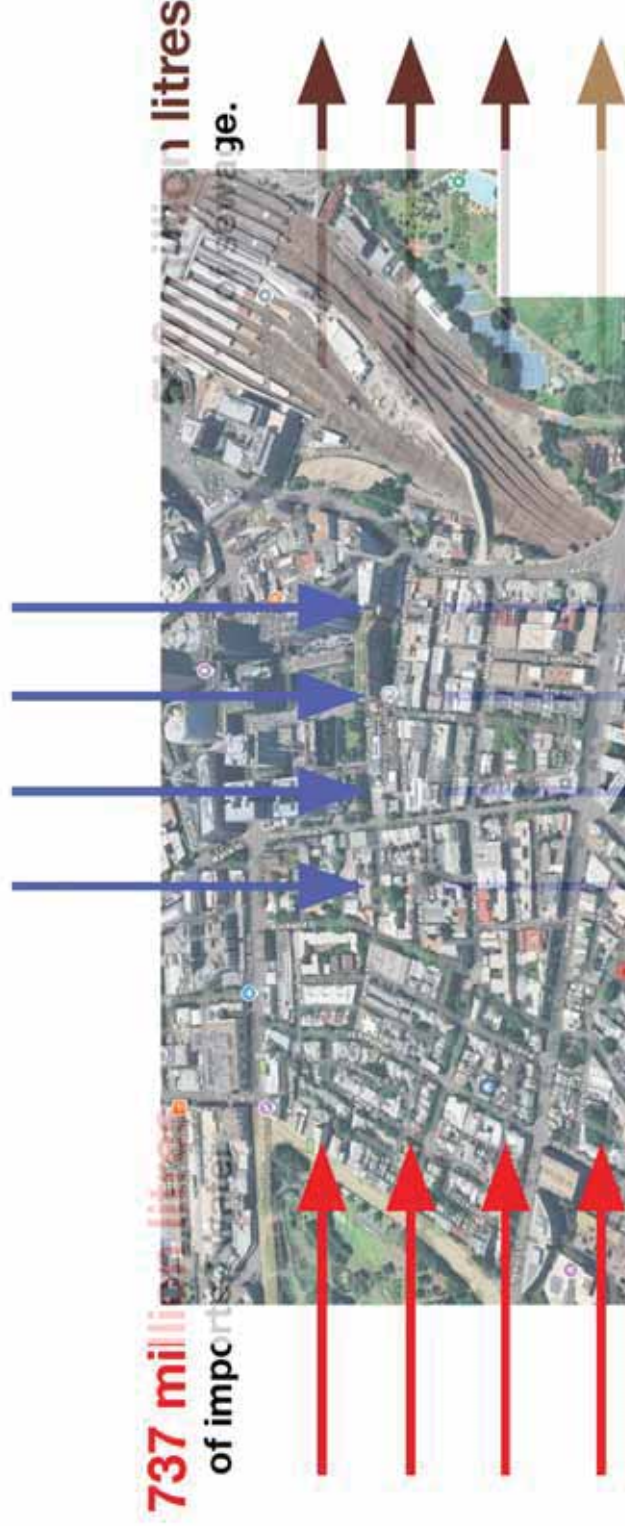




The energy used to pump Sydney's potable water puts the town water provider in the top 20 climate polluters of NSW.

1124

858 million litres
of rainwater falls on
Chippendale each year.



\$1,734,300
How much Sydney
residents pay for it.



CASE STUDY: KNOX ST

HOW MUCH RAINWATER CAN BE COLLECTED ANNUALLY FROM THE FOOTPATHS OF KNOX ST AND DELIVERED TO THE RAINWATER STORAGE TOWER?

KNOX ST. FOOTPATH AND ROAD AREA: 1175 m²

X
ANNUAL AVERAGE RAINFALL TO CHIPPENDALE: 1220mm
= TOTAL 1,433,500L OF RAINWATER ANNUALLY

HOW MUCH RAINWATER CAN BE COLLECTED ANNUALLY FROM ROOFTOPS ON KNOX ST AND DELIVERED TO THE SWALES?

TELSTRA ROOF AREA: 1425 m²
+
5 KNOX AND ALL BUILDINGS EAST AREA: 990m²
= TOTAL 3590m²

X
ANNUAL AVERAGE RAINFALL TO CHIPPENDALE: 1220mm
= TOTAL 2,946,300L OF RAINWATER ANNUALLY

TOTAL COLLECTED IN THE RAINWATER STORAGE TOWER AND IN THE SWALES

= TOTAL 4,379,800L OF RAINWATER ANNUALLY

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collect rainwater from rooftop
T T L L

from rooftops into a series

from roads into water towers

for a series of paths and streets
lean in

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Local artists

an urban project produced by the wind-powered kinetic sculpture in central Australia: turpincrefordstudio.com.au

11 Jane Laurence who creates site-specific outdoor artwork: janelaurence.com

Michael Ho as a screen that interprets the weather at a new location: mthstudio.com.au

Local children

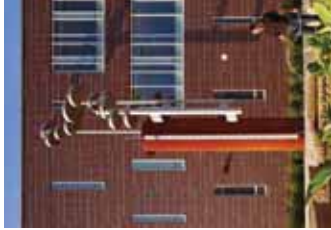
children at the line treat reality artists can create
things as the did for each art:

cityofsydney.nsw.gov.au/murals-and-street-art/birds-of-peace-and-industry



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series of rainwater collection sculptures that collect the run-off from roofs and direct it via overhead gutters and spouts into new swales down the street. These swales address the need for trees and greenery to the street and the need to treat the water from the rooftops. These installations can create a new landscape of responsibility for restoration and maintain the natural processes of land we live on in the hope that our generations will continue the work we are trying to do.



T L ?

wales are a for of io retention. he i ic natural processes using plants, soil and soil microbes to treat stormwater run-off and storin it in the soil elow rather than dischar in the water untreated in this case into lac wattle a .



1127



CLICK for link to Water Efficiency Study for Urban Tree Management

LINK for link to Central Precinct Renewal Program Water Quality Flooding and Stormwater Report

- Tool roads uildin s and therefore cut ener use.
- Top water pollution oin into the ha itat.
- Slow traffic to make the street a safer more eno a le urname for pedestrians.
- Row ha itat for irds and insects.
- Isuall pleasin .

T T T T T

greenery and slowing traffic.

he o ern ent al s to increase ur an tree canop and reen e elated co er throu hout dne .
2. The NSW Government's assessment of existing flood and pollution pro le s and solutions.

T T T ?

ater towers could e supplied water har ested fro roofs see pril ouncil newsletter ite ife sa in water where ouncil is now usin litres of pre iousl wasted water each ear his water could e located near or used to water our par s our footpath ardens and used street cleanin truc s and reduce water pollution of lac wattle a at the sa eti e.

he water towers could eco e icons of hippendale and represent the nei h ourhood as dedicated to ini isin hu an i pact on the land and ein an epicentre for co unit and sustaina ilit acti ities.

ain riends of hippendale would lo e to see local artists and residents e plo ed to create uni ue interpretations of the nei h ourhoods character into the s ollic towers and a in the welco in eacons for an one who isits hippendale.



T T T & L L T

increase populations of native bees from s and encourage e bird visitors

keep rain here it falls to reduce ater pollution of 129

increase food aste compostin thus endin food aste by

ro plant and tree canopy to cool the streets in summer

hare information about ro in fruits ve etables and herbs



rock gardens, native flowering

L T T ?
 T L T ?
 tonnes

of climate pollution
 tonnes of climate pollution



1130

hippendale's food waste

one of food waste tonnes present
 hippendale each week that's about tonnes of
 climate pollution each week

friends of hippendale are working towards ending
 hippendale food waste and the climate pollution it causes
 before

each week our community of residents businesses and cafes
 present about one tonne of food waste in our footpath
 gardens. we use the community compost row plant and tree canopy to
 cool the streets in summer deep rain where it falls to reduce water
 pollution of local waterways and to increase biodiversity and
 property values.

to achieve our goal of ending food waste before we achieve a line
 also keep local one in our local community unit using the
 community compost in plant and tree fertiliser to grow local
 produce i.e. part time workers who community compost local food waste.
 our preliminary estimate is that two part time workers a
 week created and the capital cost of the community compost options a week
 between with the operating cost a week a week
 and a potential income from community compost sales a week

elbourne's environmental departments

friends of hippendale are following the example of our
 council which in assisted the environmental departments in the
 central business district to end food waste there.



food waste in community compost in the absence of the
 environmental department little ollins and ussell trees
 see: heroapartments.com.au/heritage
sustainabilityandcbdnews.com.au/the-secret-lives-of-worms

L T & T T ?

As a community unit are on a mission to use the available pocket of space for community sustainability activities. Our plots are an excellent opportunity to support atherin connect and learn in to other. Our strategically located to reclaim space for residents in no stopping zones and would preserve parking spaces where possible. The parking plots are located to support cafes and businesses and slow vehicles and cars that increase traffic signs. This is all in addition to expanding our network of footpath gardens.

T T L , T T & L T

- biodiversity
- community garden
- community atherin

T T T L , & L T

- increase populations of native bees, frogs and encourage bird visitors like in arrots.
- increase food waste composting and local food production.
- have information about growing fruits vegetables and herbs.
- create space for the community to gather so people of different ages and backgrounds can connect.
- create a new paradigm of safe sharing pedestrian neighbourhoods so that open space is devoted to people not parked cars and traffic.



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- cultural insect hotels at height
- bird baths
- local gardens
- Native flowering trees, shrubs and plants
- low height coloured concrete contain walls to sit on
- information for education



1132

T L T L L

- raised planter beds.
- constructed to last and elevated designed to protect the community.
- built height plant walls.
- length of site and information.
- the irrigation systems using water collected in the water towers.
- a post made from recycled food waste.



While the street community centre is the perfect place to reactivate for the residents of Hippendale to gather and grow, we must also consider every unused space in the neighbourhood as a potential point for connection and learning.

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Provide dedicated meeting places that support accessible and sustainable activities.

Encourage artists and makers of all ages from Hippendale to refine our action plan to life.

3. Include outreach to people of different ages, backgrounds and abilities.

Encourage knowledge resources and skills sharing. We already have active gardening community who rarely add art in tool sharing and organised community groups and support networks.

Phase our unique art and design heritage. The neighbourhood is awash with design architecture landscape studios and artist studios and galleries. We want to bring these people and these skills out into the streets instead of siloed in their studios.

Seize the opportunity to reinforce the unique Hippendale environmental sustainability agenda. Educate about natural environmental systems, finite resources, and making the natural processes occurring in our neighbourhood visible and tangible.



T T L T L

- la ful and en a in colours and for s.
- aried wa s to sit and interact.
- ncorporated shade and rain structures.
- ocations of co unit oo sharin and
- ardenin e ulp ent and tools sharin .
- aised platfor s protected fro the road.
- Well made and innovative. No quick-fix solutions.



hippendale is a hub of pedestrian activity residents rely on al in cyclin and public transport to traverse the area and the city

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he streets of hippendale are thoroughfares for students of ni ersit and otre a e ni ersit .

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. aised painted pedestrian crossin ones with i rant delineation that slow traffic and prioritise foot traffic.

. ro inent and increased si na e isi le fro all an les.

. pro ed ni ht ti e illu ination of si ns and crossin s.

. nused road space to e returned to pedestrians and con erted to par lets as pedestrian eet and rest ones.



e.



b.



c.



d.



e.



f.

c. New configuration with

IMPROVED INTERSECTIONS

A series of interventions are urgently required to make the intersections more functional for pedestrians. 59% of households in Chippendale do not have cars and their occupants rely on walking, cycling and public transport to traverse the area. The streets of Chippendale are also common thoroughfares for students of UTS, University of Sydney and Notre Dame universities. These 3 intersections have been identified as prioritising cars and trucks over pedestrian amenity and safety. Below are some suggested improvements.



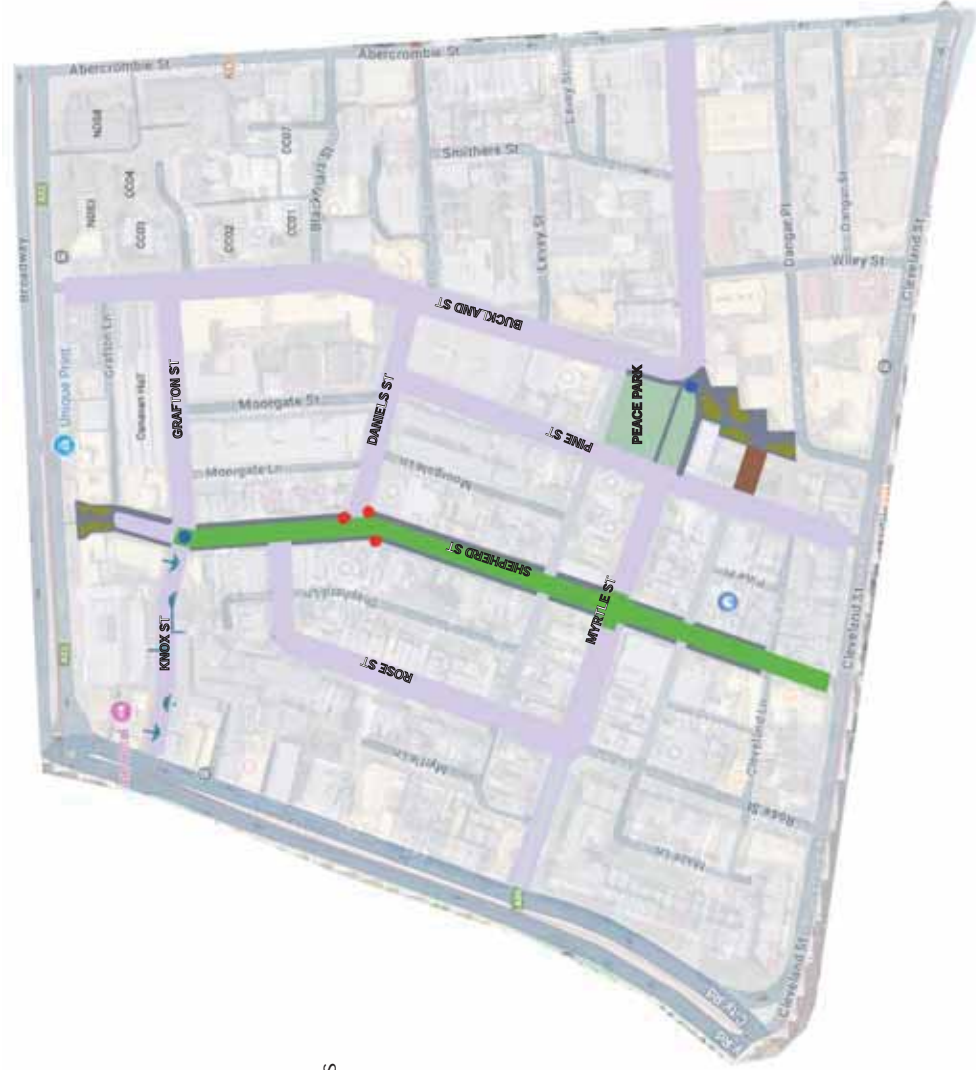
1. SHEPHERD ST, DANIELS ST INTERSECTION
 2. PEACE PARK, PINE ST, MYRTLE ST INTERSECTION
 3. PEACE PARK, BUCKLAND ST, MYRTLE ST INTERSECTION
- Raised painted pedestrian crossing zones to slow traffic
 - Reconfigured junction with 3 distinct crossings
 - Highly prominent stop signs to emphasise need
 - Increased signage visible from all angles
 - Improved nighttime illumination of signs and crossings



Peace Park, Buckland st, Myrtle st intersection

T L L L

It is a goal for our future plan to see a total of 100% of our neighbourhood, pedestrians, cyclists, and vehicles, and to make our streets safer, more comfortable, and more enjoyable to use. We will be working on our roads, footpaths, and clear designated crossings. We will be working on the path for the Shepherd Street critical as it has been identified as a high-risk area. We will be working on the high-risk area to see if we can replace the shared ones with safer ones to allow us to use the road safely. We will be working on the unit centre to tend to our raised and footpath areas and collect water from our water towers.



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Development contributions estimate

Development Contributions Plan 2015

Precinct location	South
Indexation for inflation	Base CPI quarter: Jun 2015 (value: 108.3) Current CPI quarter: Mar 2025 (value: 140.9) Change: 30.1%
Net population increase	Workers: 104.7 Visitors: 837.6

Contribution	Total
Open space	\$8,475,653.32
Community facilities	\$32,147.06
Traffic and transport	\$2,362,400.05
Stormwater and drainage	\$934,171.68
	\$11,804,372.11

Disclaimer

The consent authority will determine the actual contribution required in accordance with the City of Sydney Development Contributions Plan 2015 and may use this calculator to assist. The calculator is available for others to use at their own discretion. The contribution amount should be considered as an indicative estimate only and is indexed on a quarterly basis in accordance with updates to the consumer price index (all groups index) for Sydney. The City does not accept any liability for incorrect estimates. For further information, please contact the planner assessing your application or cityofsydney.nsw.gov.au.

Summary

	Existing*	Proposed	Rate	Change
Residential accommodation Type 1				
1-bedroom dwellings	0	0	dwellings	0 dwellings
2-bedroom dwellings	0	0	dwellings	0 dwellings
3 or more bedroom dwellings	0	0	dwellings	0 dwellings
Workers				
Backpackers' accommodation	0	1047 beds	0.1 workers/bed	104.7 workers
Visitors				
Keys with 3 or more beds	0	1047 beds	0.8 visitors/bed	837.6 visitors

*Information to calculate credits for existing development is to be submitted as part of development application documents.

For example:

- Existing residential development: Floor plans showing most recent type of residential use(s) and bedroom numbers.
- Existing commercial and other non-residential types of development: Floor plans showing gross floor area of existing buildings and description of most recent use(s).

Joel Stuart

From: [REDACTED]
Sent: Monday, 14 July 2025 12:29 PM
To: Joel Stuart
Subject: Query: D/2024/1165 - 184-200 Broadway CHIPPENDALE NSW 2008

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Good afternoon

I wish to provide an additional comment on the updated planning document submitted for this application.

The proposed height increase at 180–200 Broadway will block our view of the Broadway Centre domes, a significant heritage feature. While we welcome improvements to the building's southern façade, we would prefer the building remain at its current height to preserve this important view.

We are located on Moorgate Street which is to the southwest of the 180–200 Broadway site.

Thank you

[REDACTED]