

Attachment C

Submissions

From: DJ Chen
Sent on: Tuesday, December 10, 2024 2:57:07 PM
To: council
Subject: Objection to D/2024/1018

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

Reference is made to the below application

Applicant name:
MERIVALE CBD PTY LIMITED

Reference number:
D/2024/1018

Site address:
75 York Street, SYDNEY NSW 2000, 71 York Street, SYDNEY NSW 2000, 73 York Street, SYDNEY NSW 2000, 104-118 Clarence Street, SYDNEY NSW 2000, 46-52 King Street, SYDNEY NSW 2000

I am the lot owner of 16 /

104-118 Clarence St Sydney NSW 2000

In my capacity as owner and resident I am writing to register our objection to the proposal.

No owner consent and no intention to sell

We note that the applicant Merivale does not have full owner consent to submit this proposal and has not acted in good faith in this process to date. We note that other lot owners of 104-118 Clarence St Sydney have also not provided its consent and the motion for Merivale to submit this application is currently under challenge by owners of SP17719.

There is currently no intention for our lots to be sold to Merivale or to provide the consent required for this proposal to proceed, contrary to any representation by the applicant to suggest otherwise.

Adverse impact on Residential lots

We request that the proposal be assessed with regard to the above. In particular the proposal for the applicant to operate a 24/7 bar precinct must be rejected considering the adverse impact this has on current remaining residential lots and is not inappropriate for the applicant to operate as such when there are residential lots in the building that it does not and will not own.

Similarly the proposal to turn the existing common area rooftop into a public rooftop bar for the applicant's commercial gains must be rejected when considering the adverse impact this has on current residential lots in the building that are not owned by the applicant. Amongst the concerns are the impact on privacy and noise that the public rooftop bar will bring which will greatly diminish residential amenity for the current residential lots.

Proposal is Against the public interest

The proposed development should also be rejected given the proposed displacement of residents from current residential lots and the impact that this will have on the existing housing supply. There are currently a total of 40 residential units at 104-118 Clarence St and home to over 80 residents. The proposal seeks to reduce long term housing supply in the middle of the country's biggest housing crisis and is against the public interest. Plans by the applicant to convert the building to a boutique hotel / gym does not add to the long term housing supply.

Proposal Not Highest and Best Use of the Site 176

Previous publicised proposal for the site contemplated a 49 level building. The previous proposed plans for a office building could be amended to a residential development that provides substantial uplift to the existing 40 residential units. Similar developments in the surrounding area including the successful residential conversions at 116 Bathurst St and the in development 111 Castlereagh St which set a precedent for making the best use of the site and contributing to an increase in housing supply.

The applicant's proposal not only does not contribute to any uplift in housing stock but seeks to reduce and eliminate the existing available long term housing stock from the site altogether. Given there are clear examples of how the site's GFA can be maximised to contribute to the housing supply, such a proposal should be rejected.

We have been speaking to neighbouring residents who have raised similar concerns to the above, in a particular the concerns of being forced out of their current homes and adverse impact on residential amenity of having a 24/7 bar operating in the building.

We strongly encourage council to take the above concerns into account and **REJECT** the application on public interest grounds.

Sincerely

D J Chen
Owner Lot 16 104-118 Clarence St Sydney NSW 2000

From: [REDACTED]

Sent on: Wednesday, December 11, 2024 11:02:10 AM

To: council

Subject: Development proposal D/2024/1018 Address 104-118 Clarence Street SYDNEY NSW 2000

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 am writing as a resident of 104- 118 Clarence St Sydney. Please do not publish any personal details for privacy reasons

We are strongly objecting to this proposal.

We do not want our home being turned into a bar and nightclub or have a nightclub running next to our home. We are very concerned about the noise and also the antisocial behaviour and increase violence and crime rates that is associated with the expanded bar precinct that is being planned.

We also do not want to be moved out of the building as the location is very convenient for work and commuting. If we are forced out of our home we will be priced out and will have a very hard time finding alternative accommodation that suits our needs. We don't think it is fair for us to move and the proposal should not be approved.

We do not believe the plans are suitable for the building and we ask Council to reject the proposal.

From: Chen
Sent on: Saturday, December 14, 2024 12:22:14 PM
To: City of Sydney
Subject: Planning Objection - Council Reference D/2024/1018

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 register our objection to this planning proposal.

- **Environmental Concerns**

We are deeply concerned about the significant increase in noise levels from the proposed precinct/nightclub, which is planned to operate **24/7—ALL DAY, EVERY DAY**. Noise levels have not been adequately addressed in the proposal, nor has there been sufficient monitoring or consultation to assess the full impact on the surrounding community.

Against Public Interest

The proposed development will result in the **complete removal of all existing residential accommodation** on the site, displacing current residents at a time of severe housing shortages and unaffordability. This proposal will **FORCE OUT** every resident in the building, taking away their homes and worsening the housing crisis.

Significant Community Impact

The proposed extensive liquor license for the entire site, including an open-air rooftop bar, will **significantly increase the risk of public disorder, disturbances, and crime**. There has been **minimal community consultation** and no clear benefits outlined for local residents, leaving the community overlooked and underserved.

Traffic and Parking Concerns

The development will cause **significant congestion** due to increased visitor traffic. Insufficient parking provisions will further exacerbate local traffic conditions, an issue that has not been properly addressed in the proposal.

We ask that Council **REJECT** the proposal in the community's interest.

From: David
Sent on: Sunday, December 15, 2024 11:38:33 AM
To: council
Subject: Objection: Deveopment Application D/2024/1018

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 express our strong objection to the proposed planning application at the below address

104-118 Clarence Street SYDNEY NSW 2000

46-52 King Street SYDNEY NSW 2000

73 York Street SYDNEY NSW 2000

71 York Street SYDNEY NSW 2000

75 York Street SYDNEY NSW 2000

Environmental Concerns

The proposed development will result in a significant increase in noise levels, with the precinct/nightclub planned to operate non stop **24/7**. The application fails to properly assess the noise impact on the surrounding community. Additionally, there has been inadequate monitoring or consultation to ensure the proposal considers the well-being of surrounding residents.

History of Past Non-Compliance

The applicant Merivale has a history of past violations of various regulations Approving the application will pose a high risk that similar violations are repeated.

Against Public Interest

The development will **completely remove all existing residential accommodation** on the site, displacing current residents during a critical housing affordability crisis. Forcing people out of their homes is not only unjust but also exacerbates the severe housing shortage in our city.

Community Impact

The proposed extensive liquor license for the entire site, including an open-air rooftop bar, poses serious risks of **public disorder, disturbances, and increased crime**. The lack of meaningful community consultation demonstrates a disregard for local residents, and there is no tangible benefit to the community outlined in the proposal.

Traffic and Parking Concerns

The development will lead to **increased traffic congestion** due to higher visitor volumes, while insufficient parking provisions will worsen existing issues in the area. These traffic concerns have not been adequately addressed in the proposal and will negatively impact the neighborhood.

Conclusion

For these reasons, we urge the Council to **REJECT** this planning proposal in the interest of protecting our community and preserving the quality of life for local residents. The concept proposed is NOT in the public interest.

Yours sincerely

David

From: Kay T

Sent on: Tuesday, December 17, 2024 12:03:46 AM

To: council

Subject: Objection to D/2024/1018

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

To whom it may concern,

I am writing to object D/2024/1018 proposing extensive liquor licenses as there are many venues with liquor licenses existing nearby. There are a lot of people getting drunk at Hotel CBD starting from 4pm and they have outdoor seating, they have massively obstructed the pedestrian walk path and their intoxication behaviour will definitely affect our neighborhood. If more rooftop bars/ nightclubs/ bars are opened, this place will be dangerous and no longer suitable for all other citizens. Safety is my very big concern and also impact of the neighborhood including noise.

Yours Sincerely,
Kay

From: meng meng
Sent on: Monday, December 16, 2024 4:57:53 PM
To: Council
Subject: Objection to D/2024/1018

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

We are writing to object to the subject proposal

Environmental concerns - the significant increase in noise levels will cause a consistent public nuisance in our surrounding neighbourhood especially the proposal for a rooftop bar and 24/7 operation throughout the site. This will have a significant impact on the surrounding residential area.

We are also concerned about the increase in antisocial behaviour from the late night activities and impact on safety and increase criminal behaviour. The applicant has a poor record in following regulations.

We do not believe the proposal is a good use of the site, which is better suited for more residential housing whereas we understand the current proposal will actually force existing residents out of their homes and reduce housing in the city which is not in the public's best interest.

There are already enough bars in the area and we do not need more, and definitely not more noise everyday and everynight as is proposed. It delivers no additional benefit for local residents.

We note that there has been very little consultation from the applicant on the proposal which affects a large part of the community here on clarence st and king st and that a large part of the community are also submitting their objections to what is proposed.

There is also very little consideration of the traffic impact, especially with the increase in visitors being proposed at the precinct with impact on existing parking and traffic flow in the area.

We ask council to Reject the proposal as it is not in the public's best interest.

--

Meng

From: Recarda Barker
Sent on: Sunday, December 15, 2024 8:44:42 PM
To: council
Subject: Objection to D/2024/1018 KINGS GREEN CONCEPT DEVELOPMENT APPLICATION (DA) 71-75

YORK STREET, 46-52 KING STREET & 104-108 CLARENCE STREET, SYDNEY

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

To Whom It May Concern,

As a concerned resident of I am writing to object to the proposal

D/2024/1018

104-118 Clarence Street SYDNEY NSW 2000

46-52 King Street SYDNEY NSW 2000

73 York Street SYDNEY NSW 2000

71 York Street SYDNEY NSW 2000

75 York Street SYDNEY NSW 2000

for a nightclub and rooftop operation of 24 hours a day, seven days a week. This plan raises serious concerns about its impact on our community's safety, livability, and long-term sustainability.

1. Increased Crime and Safety Concerns

Extended operating hours will likely contribute to higher rates of alcohol-related crime, antisocial behaviour, and disturbances in the area. These issues, especially during late-night hours, pose a significant risk to residents' safety and undermine the overall sense of security in our community livability. In addition place strain on local enforcement.

2. Traffic Congestion and Hooning Behaviour

The area is already plagued by cars and motorbikes hooning around King, Clarence, and York Streets, particularly during late hours. A 24/7 nightclub would exacerbate this issue, attracting more reckless driving and noise pollution, creating a dangerous environment for pedestrians and other road users. Increased traffic from nightclub patrons and ride-share vehicles would only worsen congestion and make the precinct less accessible for residents and businesses.

3. Strain on Housing and Livability

With the severe housing shortage in our area, it is vital to preserve the livability of residential spaces. A 24/7 nightclub and rooftop bar will create constant noise, disturbances, and disruptions, making the precinct less appealing for residents and contributing to the decline in available housing for families and individuals.

4. Disruption to Community Balance

A 24/7 operation is incompatible with the needs of a diverse community, which includes families, workers, and elderly residents who require quiet and rest during the night. This proposal undermines the balance between commercial

activity and residential needs, prioritising profits over community well-being.

While I support the idea of fostering a vibrant local economy, I strongly believe this can be achieved without compromising the quality of life for residents. I urge decision-makers to consider implementing restricted operating hours (e.g., closing by 2 AM on weekends and earlier on weekdays) and strict noise and traffic management measures.

Thank you for considering this objection. I hope the concerns of residents will be given serious attention before making a final decision.

Yours sincerely,

Recarda Barker

181 Clarence Street

Sydney NSW 2000

From: James
Sent on: Tuesday, December 17, 2024 9:16:26 AM
To: council
Subject: Support for d/2024/1018

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 Council,

Would like to voice my strong support for this project, the city needs to have more venues to support 24/7 economy.

We should also remove onstreet parking and slow speed limits to make it more pedestrian and cycling friendly.

Thanks

From: plocalm
Sent on: Tuesday, December 17, 2024 10:13:37 AM
To: council
Subject: Objection to planning proposal - Council Reference D/2024/1018

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 express our strong objection to the proposed planning application at the following addresses:

- 104-118 Clarence Street, SYDNEY NSW 2000
- 46-52 King Street, SYDNEY NSW 2000
- 73 York Street, SYDNEY NSW 2000
- 71 York Street, SYDNEY NSW 2000
- 75 York Street, SYDNEY NSW 2000

This proposal, if approved, would have far-reaching negative consequences for the local community, including environmental degradation, disruption of public order, and the displacement of residents. I outline my key concerns below for your consideration.

Environmental Concerns

The proposed development includes plans for a precinct/nightclub operating 24/7, which will undoubtedly lead to a significant increase in noise pollution. Continuous, high-volume noise will severely impact the quality of life for nearby residents and businesses. This is particularly concerning given that the application has not adequately assessed the potential noise impacts, nor has it proposed effective measures to mitigate them.

Moreover, there has been insufficient consultation with the community to understand the extent of these potential impacts. The well-being of local residents, many of whom rely on the area as a peaceful home and workspace, has been largely ignored. Approving such a project without proper environmental consideration sets a dangerous precedent for prioritizing commercial interests over the health and comfort of the community.

Past Non-Compliance

The applicant, Merivale, has a history of non-compliance with various regulations in previous developments. This track record raises serious concerns about the applicant's ability and willingness to operate within the bounds of the law. Instances of previous violations suggest a pattern of behavior that could lead to repeated breaches, should this proposal be approved.

Granting approval to this application without holding the applicant accountable for past violations undermines public confidence in regulatory processes. It also increases the likelihood that similar infractions will occur, putting the community at further risk of harm.

Against Public Interest

This development will result in the complete removal of all existing residential accommodation on the site, forcing current residents to leave. At a time when Sydney is experiencing a critical housing affordability crisis, displacing people from their homes is both unjust and irresponsible.

The lack of alternative housing options for displaced residents exacerbates an already dire situation. Approving a project that prioritizes commercial interests over the fundamental need for housing sends a troubling message about the

Council's commitment to addressing the housing crisis.

Community Impact

The proposed development includes an extensive liquor license across the entire site, as well as an open-air rooftop bar. These features pose significant risks to the community, including:

1. **Public Disorder:** Extended liquor licensing hours and the addition of a rooftop bar increase the likelihood of disorderly conduct, particularly during late-night hours.
2. **Disturbances:** The noise and activity associated with such a venue will disrupt the daily lives of residents and the operations of nearby businesses.
3. **Crime Rates:** Evidence suggests that large-scale entertainment venues, particularly those with extended liquor licenses, contribute to higher rates of alcohol-fueled violence and criminal behavior.

The absence of meaningful community consultation is deeply concerning. Local residents and stakeholders have not been given a sufficient platform to express their views, nor has the applicant demonstrated any willingness to address these valid concerns. Furthermore, the application fails to outline any tangible benefits to the community, making it clear that this proposal prioritizes private profit over public good.

Traffic and Parking Concerns

The proposed development will significantly increase traffic congestion in an already busy part of Sydney. The influx of visitors to the area, combined with insufficient parking provisions, will exacerbate existing traffic issues.

This will have several knock-on effects:

- Increased travel times and reduced accessibility for local residents and businesses.
- Safety concerns for pedestrians, cyclists, and other road users due to higher vehicle volumes.
- Additional strain on public transport systems, which are already operating near capacity during peak times.

The proposal does not adequately address these concerns, nor does it offer a viable solution to mitigate the anticipated impacts on traffic and parking.

Conclusion

This proposed development represents a significant threat to the well-being of the local community and fails to align with the principles of responsible urban planning. It prioritizes commercial gain at the expense of environmental integrity, housing affordability, and community cohesion.

For the reasons outlined above, we strongly urge the Council to **REJECT** this planning application. Protecting the interests of local residents and preserving the quality of life in our city should remain the Council's top priorities.

Thank you for taking the time to consider this objection. I trust that the Council will carefully weigh the concerns of the community when making its decision.

Sincerely,

Angela

From: plocalm
Sent on: Tuesday, December 17, 2024 10:13:37 AM
To: council
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For the reasons outlined above, we strongly urge the Council to **REJECT** this planning application. Protecting the interests of local residents and preserving the quality of life in our city should remain the Council's top priorities.

Thank you for taking the time to consider this objection. I trust that the Council will carefully weigh the concerns of the community when making its decision.

Sincerely,

Angela

From: John Paul Merlino
Sent on: Tuesday, December 17, 2024 12:52:48 PM
To: council
Subject: Objection DA D/2024/1018 71-75 York Street, 104-118 Clarence Street, 46-52 King Street SYDNEY [HWLE-MATTER.C0221868.1213959]
Attachments: Letter of Objection DA1018(1266490763.1).pdf (104.79 KB)

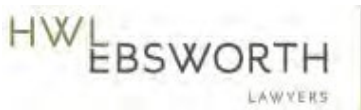
Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council

Please see our letter of objection attached on behalf of Auswave Pty Limited.

Regards

John Paul Merlino
Partner



Level 14, Australia Square 264-278 George Street | Sydney NSW 2000
Phone +61 2 9334 8822 | Mobile [REDACTED]
[REDACTED] | www.hwlebsworth.com.au

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Our Ref: 1213959

17 December 2024

By Email Only
Attention: Marie Burge
The Chief Executive Officer
City of Sydney
GPO Box 1591
Sydney 2001

Email: council

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Dear Madam

Objection to development application D/2024/1018
Premises: 71, 73, and 75 York Street, 104-118 Clarence Street and 46-52 King Street, Sydney

We act for AUSWAVE Pty Limited (**Our Client**), the owner of Lot 5 in SP61233 being the property known as Suite 102, 71 York Street Sydney (**Property**).

We are instructed to submit this letter by way of objection to development application D/2024/1018 being a concept development application for alterations and additions and change of use of the above Premises to a "precinct" for food and drink, tourist and visitor accommodation uses (**DA**).

Lack of Owners' Consent

We are instructed that Our Client has not consented to the DA as an owner of land to which the development application relates.

Section 23(1) of the *Environmental Planning and Assessment Regulation 2021* (**EPA Reg**) clearly states:

- (1) A development application may be made by—
- (a) the owner of the land to which the development application relates, or
- (b) another person, with the written consent of the owner of the land.

Adelaide
Brisbane
Canberra
Darwin
Hobart
Melbourne
Norwest
Perth
Sydney

DOC ID 1266490763/V1

Level 14, Australia Square, 264-278 George Street, Sydney NSW 2000 Australia
GPO Box 5408, Sydney NSW 2001 Australia

Telephone +61 2 9334 8555
Facsimile 1300 369 656 (Australia) +61 2 8507 6584 (International)
hwlebsworth.com.au

The Statement of Environmental Effects submitted with the DA states:

The Site is identified as 71-75 York Street, 46-52 King Street and 104-118 Clarence Street, Sydney. It comprises six (6) allotments with a total area of 2,420.55m², as identified in Table 2. The land is owned by Merivale apart from six (6) strata lots which, at the time of lodgement, are subject to an acquisition process. The subject strata lots are located on Basement 1 and part of Ground Level of 104-118 Clarence Street, part of level 2 of 104-118 Clarence Street (collectively legally described as Lots 16, 41, 43, 44 in Strata Plan (SP) 17719 and Lot 47 in SP 30376) and part of Level 1 at 71 York Street (legally described as Lot 5 in SP 61233). These lots are excluded from the Concept DA, however, the overall precinct and its impacts have been assessed on the basis that Merivale has the majority ownership in each strata, and these lots will be acquired in the future.

Although the applicant seeks to avoid the need to obtain Our Client's Owners' Consent to the DA, it is abundantly clear from the plans, not to mention the final sentence in the quoted section above, that the DA relates to the Property and is therefore caught by section 23 of the EPA Reg. Therefore, any purported "exclusion" of the Property from the DA does not affect the requirement for Our Client's consent as owner of the Property to be obtained as required by the EPA Reg.

For the avoidance of doubt Our Client has not provided its consent as an owner of land to which the development relates, and such consent is required.

In the absence of Our Client's written consent to the DA, Council has no choice but to refuse the DA.

Merit Issues

The Property is used as the location for Our Client's offices. The location of its offices within a Heritage Item, that was originally a warehouse building, is of particular importance to its officers.

The DA proposes to create a 24-hour precinct that provides for a number of food and drink and tourist uses that are antithetical to the current use of Our Client's offices. Whilst Our Client is aware of similar uses in the vicinity of the Premises and Property such as small bars and the CBD Hotel, the DA will nevertheless result in a significant intensification of food and drink, tourist and visitor accommodation uses, particularly where there will be a loss of the existing office uses.

We are instructed that Our Client objects to this significant intensification and loss of the use of a heritage listed building for office uses. A 24-hour precinct that caters to some 10,000 persons will have significant impacts on the surrounding area which is predominantly office and retail uses.

The change and intensification of uses will cause an increase in anti-social behaviour as acknowledged by the SEE and the SIA. However, the recommendations are not detailed enough to identify how plans of management are proposed to mitigate these impacts, particularly once patrons leave the venues. Such impacts are unacceptable when the size of the proposed precinct is taken into account.

For the above reasons, Our Client objects to the DA and the Council or Panel is required refuse the DA.

Yours faithfully

[Redacted signature block]

John Paul Merlino
Partner
HWL Ebsworth Lawyers

+61 2 9334 8822

[Redacted contact information]

Andrew Buchanan
Partner
HWL Ebsworth Lawyers

+61 2 9334 8504

[Redacted contact information]

Michael Robinson
Special Counsel
HWL Ebsworth Lawyers

+61 2 9334 8643

[Redacted contact information]

From: Yasmin Cameron
Sent on: Tuesday, December 17, 2024 7:55:58 AM
To: council
Subject: Support for D/2024/1018

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 was so excited to read about the development proposal by Merivale on Clarence Street. I just want to say that the investment into the social life of this city is much needed and I am very supportive of this development going forward.

Thanks,
Yasmin

From: James Devenish

Sent on: Wednesday, December 18, 2024 4:52:37 PM

To: dasubmissions

Subject: Submission - D/2024/1018 - 75 York Street SYDNEY NSW 2000 - Attention Marie Burge

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

As a neighbouring resident, I object to D/2024/1018 ("Kings Green" in the form as lodged 18 Nov 2024):

I am pleased to see a plan to revitalise the York/Clarence/King heritage buildings, as the buildings in the plan have been under-used and have been regressing from their peak potential for several years. However, the ambition of the plan is poorly balanced due to impacts on the city and its communities.

Problems embodied in the plan include:

1. Loss of lower-price inner-city residential apartments and eviction of all remaining tenants (104-118 Clarence Street), being replaced exclusively with hotel accommodation, during a time of residential housing and affordability crisis, in an area that's already hotel-serviced;
2. Loss of street-accessible, ground-level, retail shopping space for small and independently-run "liveable city" amenities, to be replaced with food & beverage (alcohol and music) in an area that:
 1. Already has a concentration of food, beverage, alcohol, music, and entertainment;
 2. Needs more residential- and family-friendly amenities other than those proposed in the plan;
3. Multiple open-air terrace entertainment areas in a neighbourhood that is already negatively noise- and behaviour-affected by an increase in entertainment venues and an increase in patronage (we also need to avoid Ivy-style precinct noise);
4. Dramatic increase in food & beverage (alcohol and music) space, in a neighbourhood that is nearly saturated with substantially-similar and related venues & services, where we are experiencing an increase of:
 1. Anti-social late-night entertainment-related behaviour in the neighbourhood, including:
 1. All-night shouting,
 2. Public urination,
 3. Vomiting on neighbouring buildings,
 4. Loitering on the steps of residential properties,
 5. Increase of late-night anti-social traffic-pedestrian interactions.
 2. Extended-trading alcohol-and-music venues that add to overall late-night and early-morning noise that negatively-impacts residents' health and is difficult to manage due to the combined quantity and transience of noise generators from multiple surrounding venues, and the quantity of residential noise receivers;
 3. Further reduces the diversity of city amenities and venue types.

While these issues are not specific to the proposed development, the plan represents an overall contribution to the negative loss of amenities and the increase in sum of anti-social problems from this and similar developments. In the submitted plans, assessments such as the noise assessment are so narrow as to omit to adequately address the daily pain points experienced in the neighbourhood as listed above. I believe the plan could be modified to address these issues.

Thanks & regards,

James Devenish

Resident: 177-181 Clarence Street, Sydney

From: Ray

Sent on: Wednesday, December 18, 2024 1:52:11 PM

To: City of Sydney

Subject: Objection to D/2024/1018

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

As residents we are very concern this proposal will remove all the existing residential housing in the building. There are no proposal for us to relocate and highly likely the alternatives will not be affordable with prices and cost of living pressures prevalent in the city. The applicant has not offered anything to mitigate this in its plans and just assumes they can force all residents to move.

Not only so, the high noise impact has not been properly assessed and should not be permitted in the area where there are many residential buildings that will be affected. There has been no considered assessment of this impact, especially from the 24/7 nightclub and use of the rooftop as an open air bar and how this will affect all residents long term.

The proposal is not good for the community and inconsistent with good planning. It simply advances the applicant's commercial gain without consideration of the public interest. We strongly urge Council to reject the proposal.

Thank you

From: Phoebe Le
Sent on: Wednesday, December 18, 2024 12:43:36 AM
To: council
CC: clarencehouse104
Subject: OBJECTION TO D/2024/1018

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 Concept Plan for Development at 104-118 Clarence Street, 46-52 King Street, 73 York Street, 71 York Street, and 75 York Street, Sydney NSW 2000

Dear Sir/Madam,

I am writing to formally object to the concept plan for the development located at **104-118 Clarence Street, 46-52 King Street, 73 York Street, 71 York Street, and 75 York Street**, Sydney NSW 2000. As residents of the area, we believe that the proposed development is problematic for the following reasons:

1. Noise and Nuisance from Nightclub and Rooftop Bar :

As residents of this community, we strongly oppose the inclusion of a nightclub in the proposed development, as well as the establishment of a bar on the rooftop. Both of these venues are likely to generate excessive noise and disturbances, particularly during late-night hours. Given that the surrounding area is a mix of residential and commercial spaces, we believe that the operation of these venues would severely disrupt the peace and quiet that residents currently enjoy. There has been no consideration of how the noise from these businesses would impact the quality of life for those living nearby. We are concerned about the potential for loud music, voices, and other disruptions late into the night, which will negatively affect our well-being, sleep, and general peace.

2. Lack of Noise Mitigation Measures :

The plans for this development appear to be lacking in effective noise mitigation measures. There is no mention of soundproofing, noise barriers, or other strategies to minimize the disturbance caused by such establishments. The noise generated by a nightclub and rooftop bar is inherently difficult to control, especially in a dense urban environment. The lack of provisions to address these concerns makes us anxious about the future living conditions in our area.

3. Inadequate Consideration of Residential Impact :

There has been a significant lack of consideration for the impact of this development on the existing residents in the area. The current plans do not appear to adequately address issues such as noise pollution, increased foot traffic, or potential safety concerns. Residents' quality of life must be prioritized, especially when it comes to balancing development with the need for a peaceful and livable environment.

4. Overdevelopment and Density :

In addition to the concerns regarding noise, we also believe that the scale and nature of this proposed development represent an overdevelopment for the area. The combination of commercial entertainment spaces, alongside other retail and residential elements, would increase the density and congestion on an already busy street. This could lead to adverse impacts such as greater traffic, lack of parking, and overcrowding in public spaces, which would negatively affect both residents and the broader community.

5. Safety Concerns :

The operation of a nightclub and rooftop bar, especially in close proximity to residential areas, could present safety risks due to increased alcohol consumption and the potential for altercations. We are concerned that the area may become less safe during nighttime hours, which would directly impact the security of local residents.

6. Inadequate Community Consultation :

We also feel that the consultation process for this development has been insufficient. Many of the residents in the vicinity were not fully informed about the scope of the development, nor were they consulted about the potential impacts. A proper community consultation process is crucial for ensuring that developments like this take into account the views and concerns of those who will be most affected.

For these reasons, we urge the City of Sydney Council to **REJECT** this concept plan and to take into account the adverse effects it could have on the residents in the area. We are asking for the proposal to be amended to remove the nightclub and rooftop bar components.

Thank you for considering our concerns.

Phoebe

From: Guo
Sent on: Tuesday, December 17, 2024 11:31:14 PM
To: council
CC: clarencehouse104
Subject: Objection to D/2024/1018

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Dear Sir /Madam

I am writing to strongly object to the proposed planning application **D/2024/1018**

The proposal raises serious concerns across several key areas:

1. Noise and Environmental Impact:

The precinct's proposed 24/7 operations, including a nightclub and rooftop bar, will cause significant noise pollution, disrupting local residents and businesses. The lack of a thorough noise assessment or mitigation plan reflects a disregard for community well-being.

2. Past Non-Compliance:

The applicant, Merivale, has a history of regulatory violations, including breaches of noise and liquor licensing conditions. Approving this application risks repeated non-compliance, harming the community further.

3. Housing Displacement:

The removal of existing residential accommodation will displace residents during Sydney's housing affordability crisis, worsening the shortage of affordable housing and undermining community stability.

4. Community Safety:

The proposed liquor license and open-air venues risk increased public disturbances, antisocial behavior, and crime. This poses a threat to residents' quality of life and public safety. Merivale's history of permitting drug use and antisocial behaviour in its venues is well documented and presents a serious risk to the community

5. Traffic and Parking:

The development will exacerbate traffic congestion and parking shortages in an already strained area, with no adequate measures proposed to address these issues.

This proposal prioritises private commercial gain over community needs, housing security, and public safety. I urge the Council to reject this application to protect the interests and well-being of local residents.

Thank you for your consideration.

Sincerely,

Guo

From: [REDACTED]
Sent on: Wednesday, December 18, 2024 6:33:07 AM

To: City of Sydney
Subject: Re: Objection to D/2024/1018

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May I ask that my personal information such as the email address used and my first name be kept confidential on this matter.

Thank you!

On Tue, Dec 17, 2024 at 8:41 PM [REDACTED] wrote:

To Whom It May Concern,

I am writing to formally object to the proposal submitted by Merivale CBD Pty Limited for the site located at 104-118 Clarence Street, Sydney NSW 2000. As a current tenant of the building, I wish to raise the following concerns regarding this proposal:

1. **Displacement of Tenants** : The proposed development would force tenants like myself to leave our homes. This is particularly distressing as we currently reside in a location that is convenient for our work in the city. The eviction would cause significant personal stress, as we would need to find new accommodation, settle into a new home, and endure increased travel time to and from work.
2. **Housing Crisis and Uncertainty** : Given the ongoing housing crisis in Australia, there is no certainty that tenants will be able to find suitable housing in a timely manner. The risk of homelessness is especially concerning for families with children, as finding affordable and secure housing in such a short period may not be feasible.
3. **Noise Impact** : The building is situated near a residential property. If this proposal proceeds, the resulting construction and future usage of the site could lead to increased noise, disrupting the peace of surrounding residents. This would be detrimental to the quality of life in the area.
4. **Public Disorder and Crime** : If the proposal is approved, there is a genuine concern about a potential increase in public disorder, disturbances, and crime in the surrounding area. The nature of the proposed development could attract undesirable behavior, which would harm the local community.
5. **Traffic Congestion** : The proposal may exacerbate the already congested local traffic conditions. This would negatively impact the welfare of all residents in the area, leading to further delays, pollution, and safety concerns.
6. **Consideration of Local Welfare** : While the proposal may aim to increase tourism or attract visitors, it is important for the council to prioritize the welfare of its residents first. The long-term impact on the local community—such as the issues mentioned above—should be carefully considered, as residents contribute to the daily life and culture of the area.

Given these points, I strongly urge you to reconsider the approval of this proposal, as it would have a profoundly negative impact on the local community.

Thank you for taking the time to review my concerns. **I trust that the council will prioritize the well-being of its constituents in making a final decision.**

Sincerely,



From: Clarence House
Wednesday, December 18, 2024 6:59:46 PM
Sent on: DASubmissions; City of
To: Sydney
CC: sugiianto399; gregshoebridge; thdgmly; kokoso24; DJ Chen; pemailmail1; angyou99; rainmelon6; dkinglocal22; hellomaybb; jiansydney888; windcurrent1; alexccme99; jaochicosean1106; cablg666; kingoil1989; howsping; birdscold; darrenjc2020; jiemaster886; firstrose; morninglight1236; blkjack988; amystorer1999
Re Objection to D/2024/1018

Subject:

Attachments: SMH news 291024.pdf (197.22 KB), ABC news 060924.pdf (1.02 MB), ABC news 040924.pdf (2.35 MB), SMH news 070524.pdf (1.02 MB)

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Thank you for acknowledging our submission.

As highlighted, we believe the applicant's track record of non-compliance with regulations and state laws must be factored into the assessment of their proposal.

Attached are recent reports from the ABC and *Sydney Morning Herald*, as widely covered in the media.

Given these concerns, we strongly urge that the application be rejected in the public interest.

Sex, sleaze and hospitality

'One step from being a brothel': Sex, drugs, harassment alleged in Ivy penthouse

An extensive investigation has revealed claims of exploitation of female staff at hospitality giant Merivale. The company denies this.

By Eryk Bagshaw and Bianca Hrovat

OCTOBER 29, 2024





ABC News has a fresh look



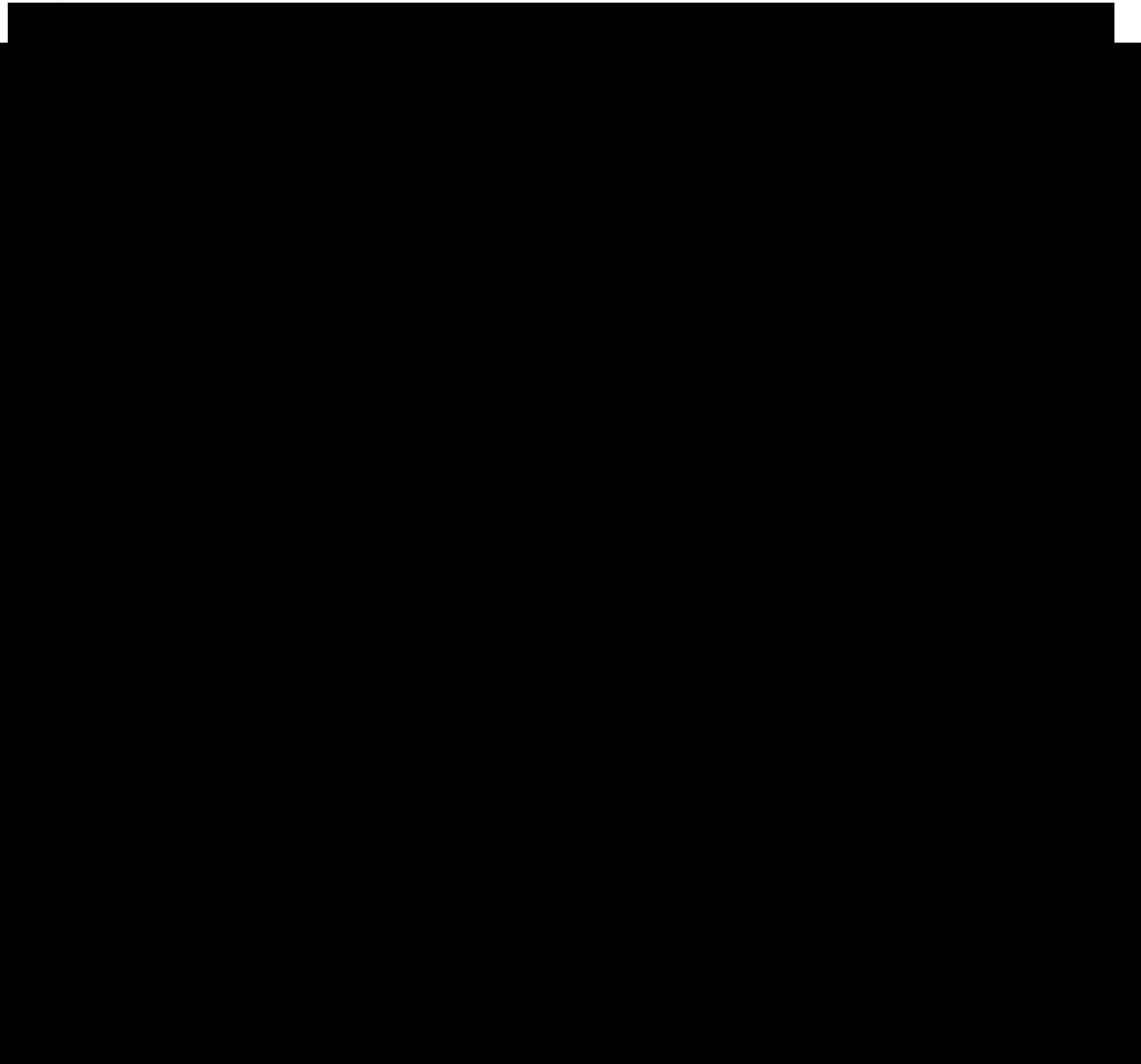
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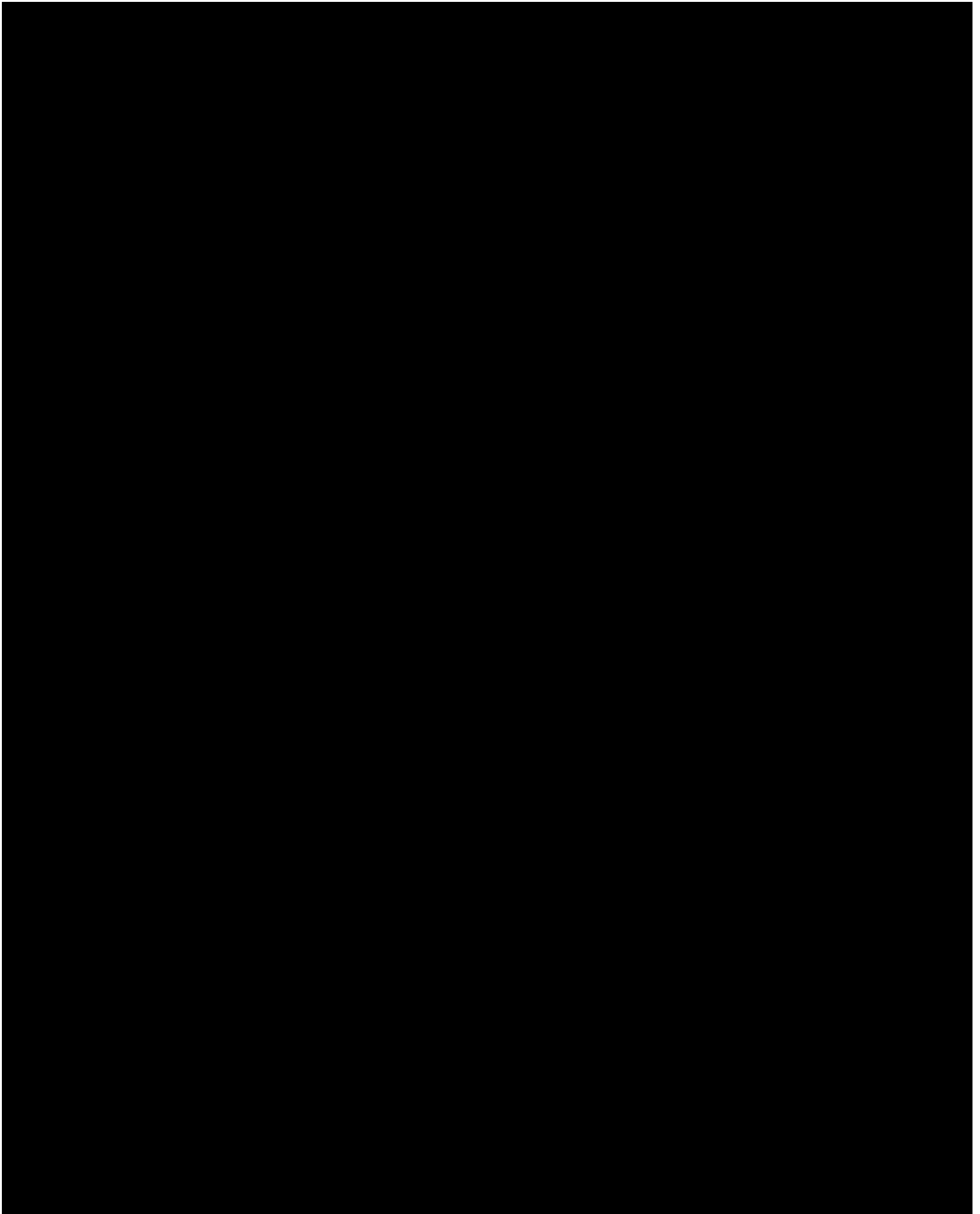
Merivale hospitality group allegations being assessed by SafeWork NSW and Liquor & Gaming NSW

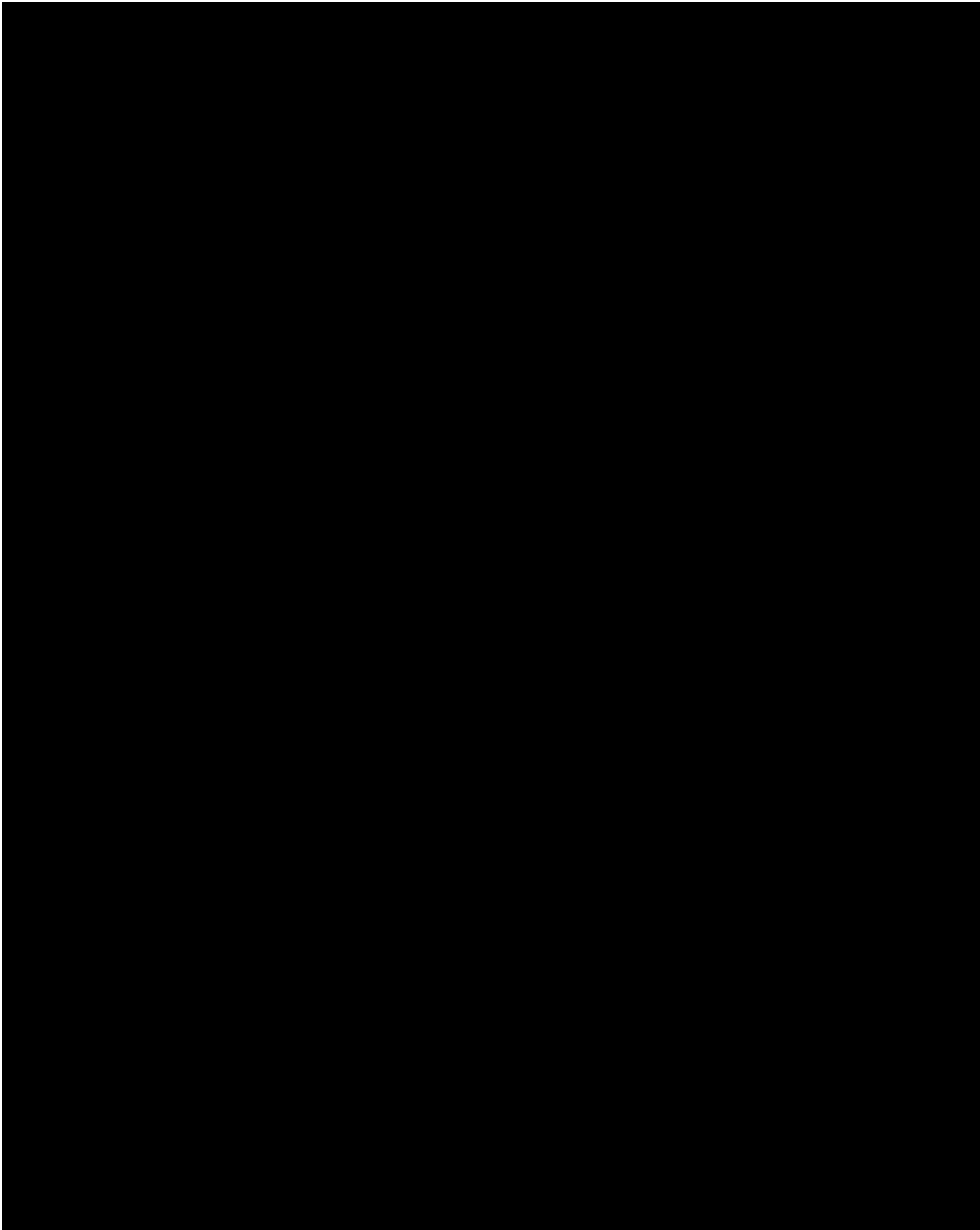
By [Adelaide Miller](#)

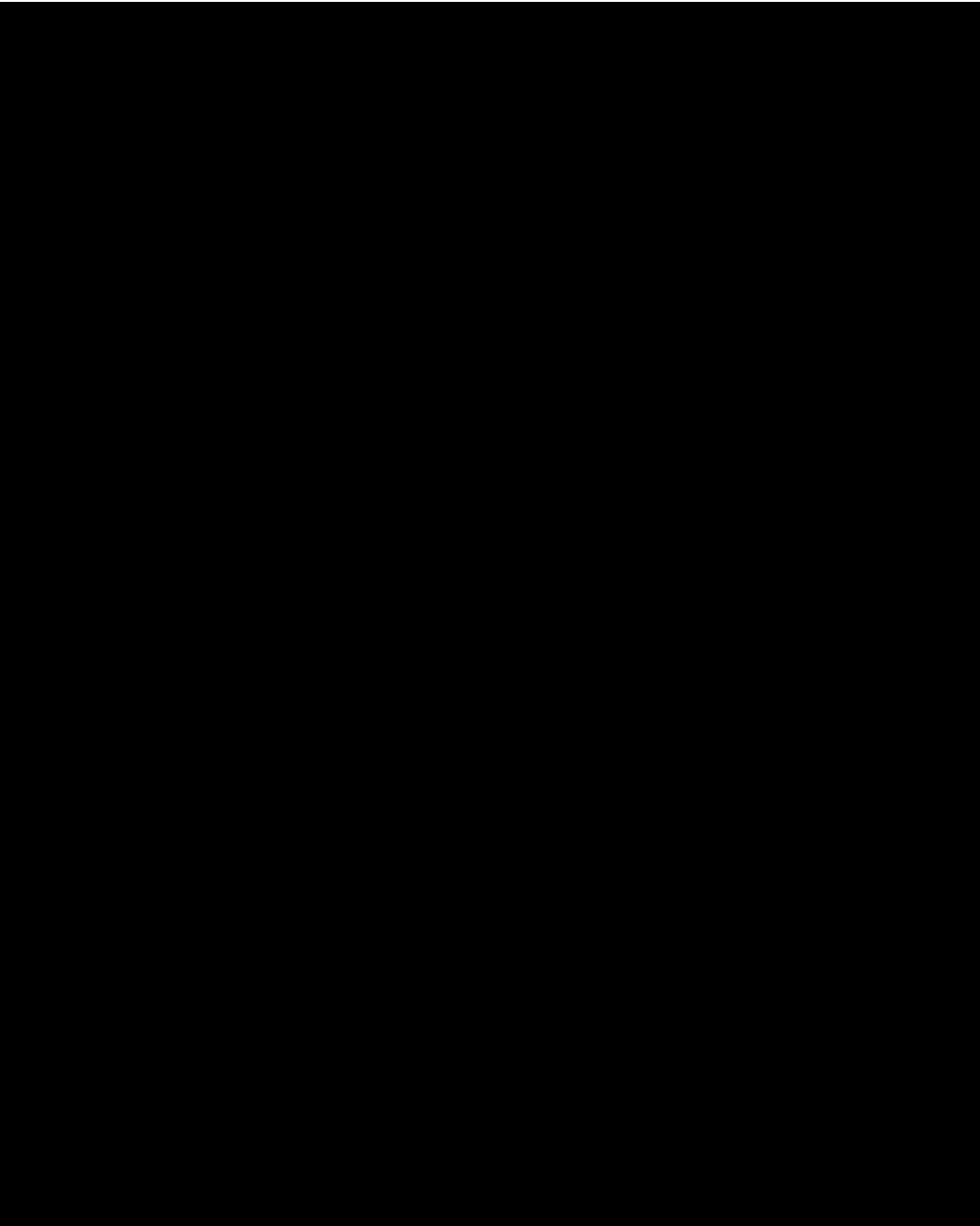
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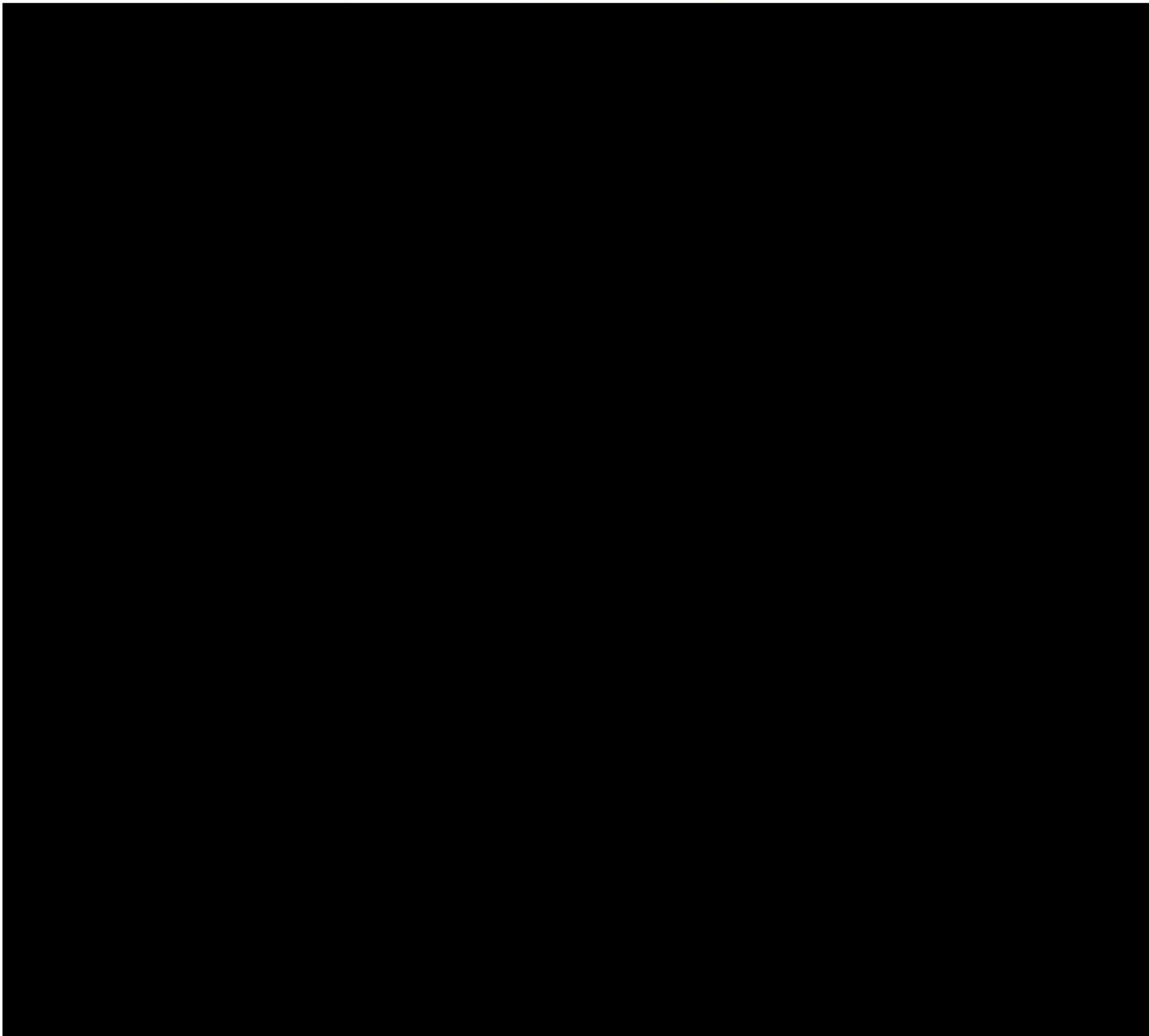
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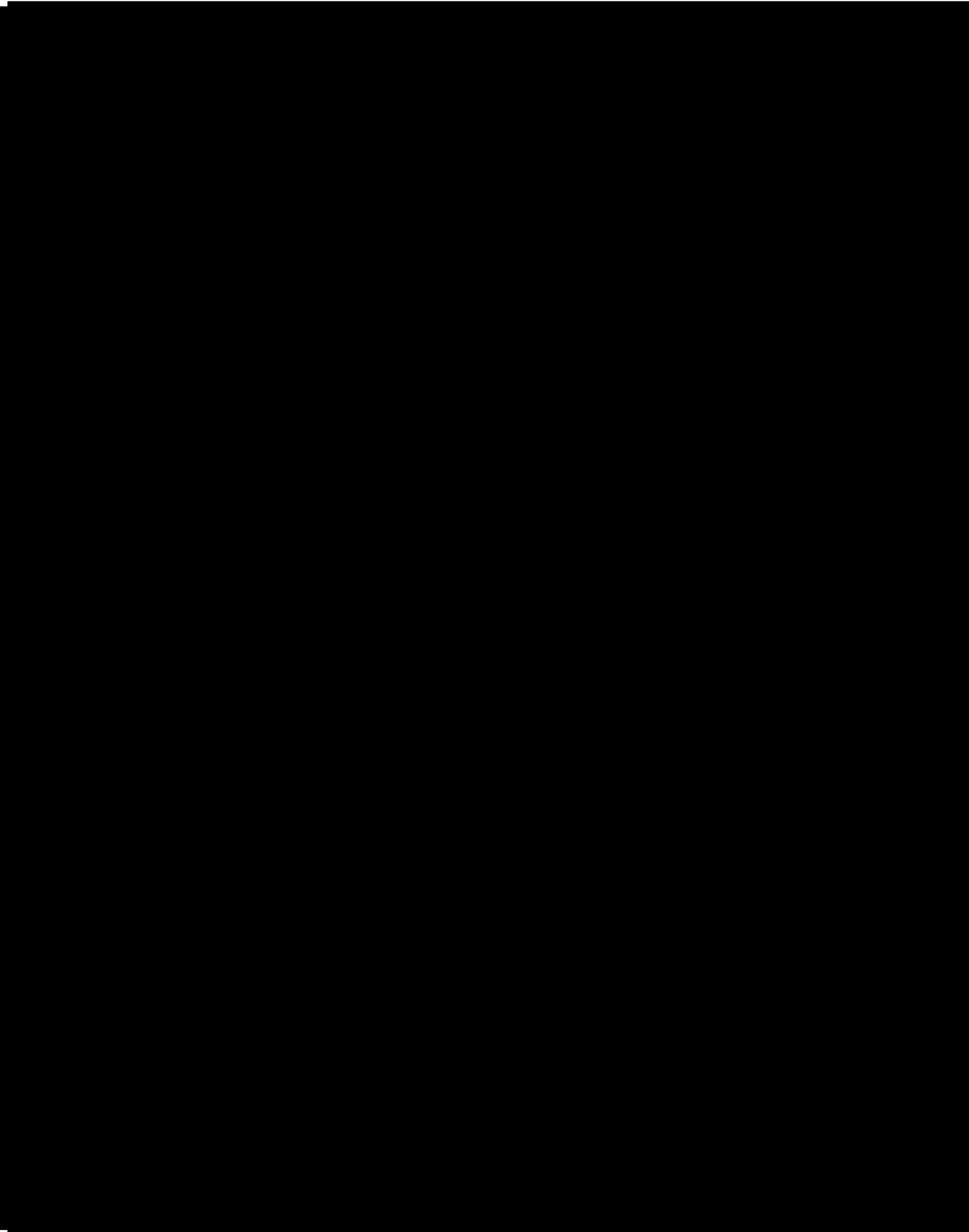
Posted Fri 6 Sep 2024 at 3:22pm

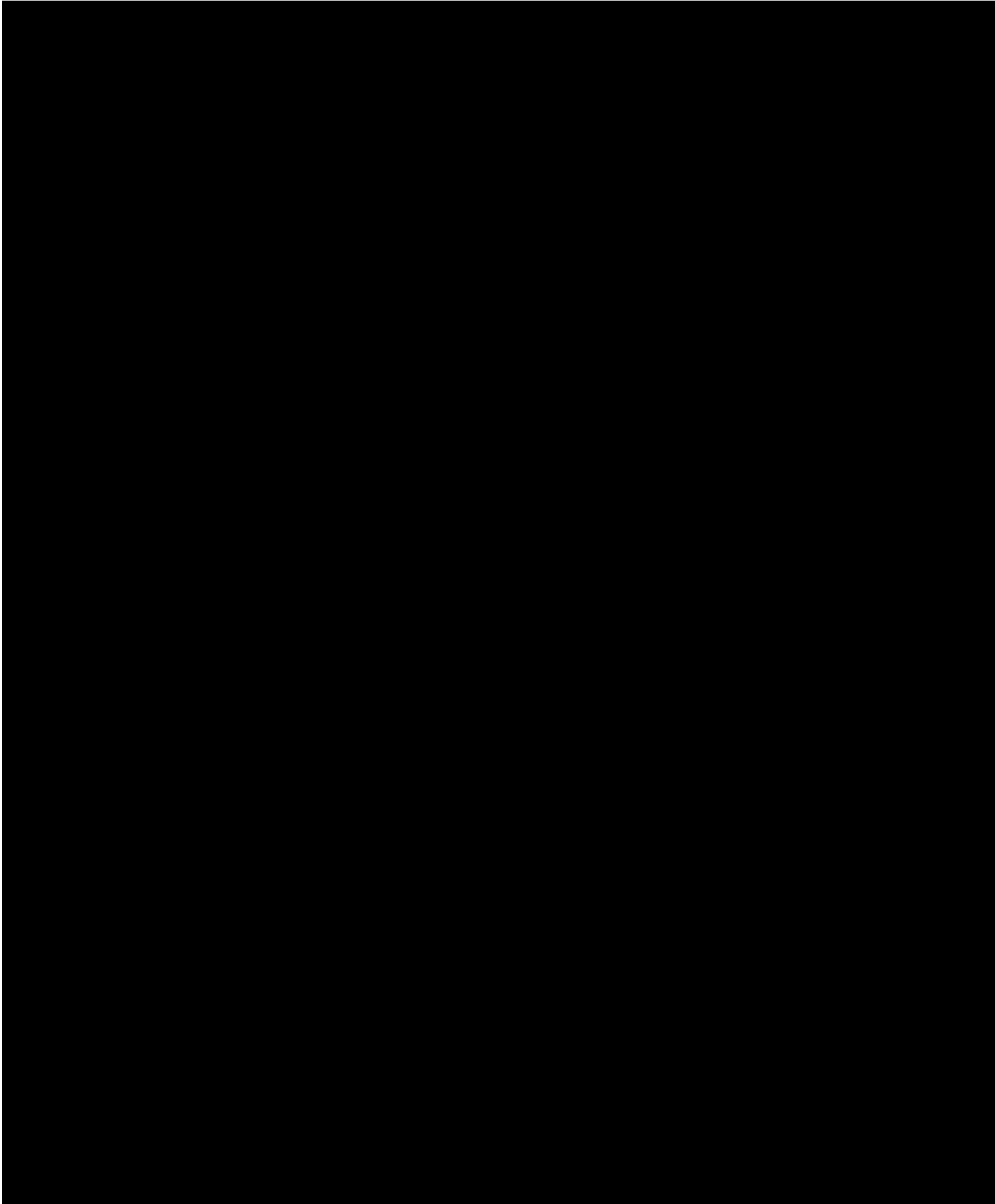
**ABC News has a fresh look**

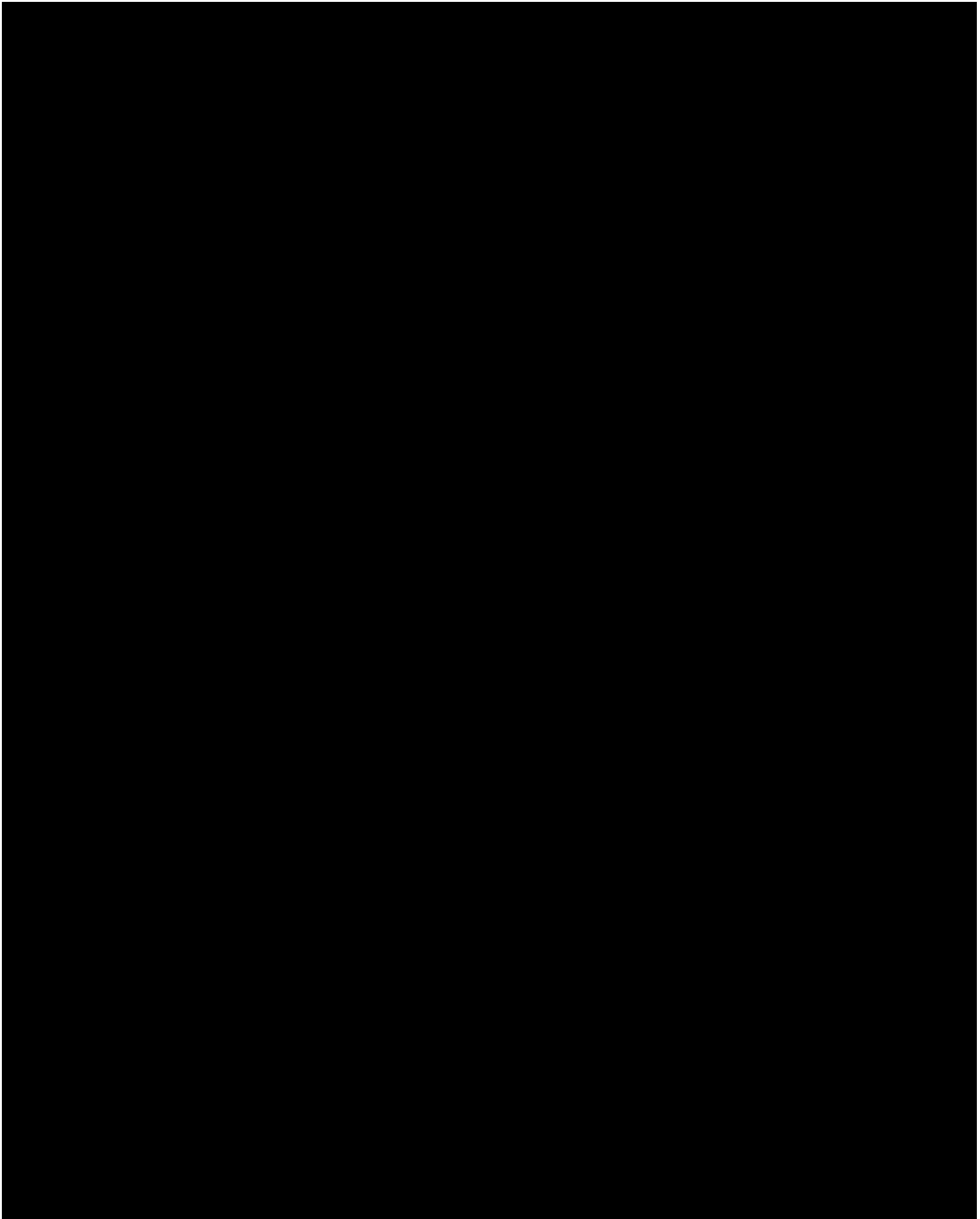
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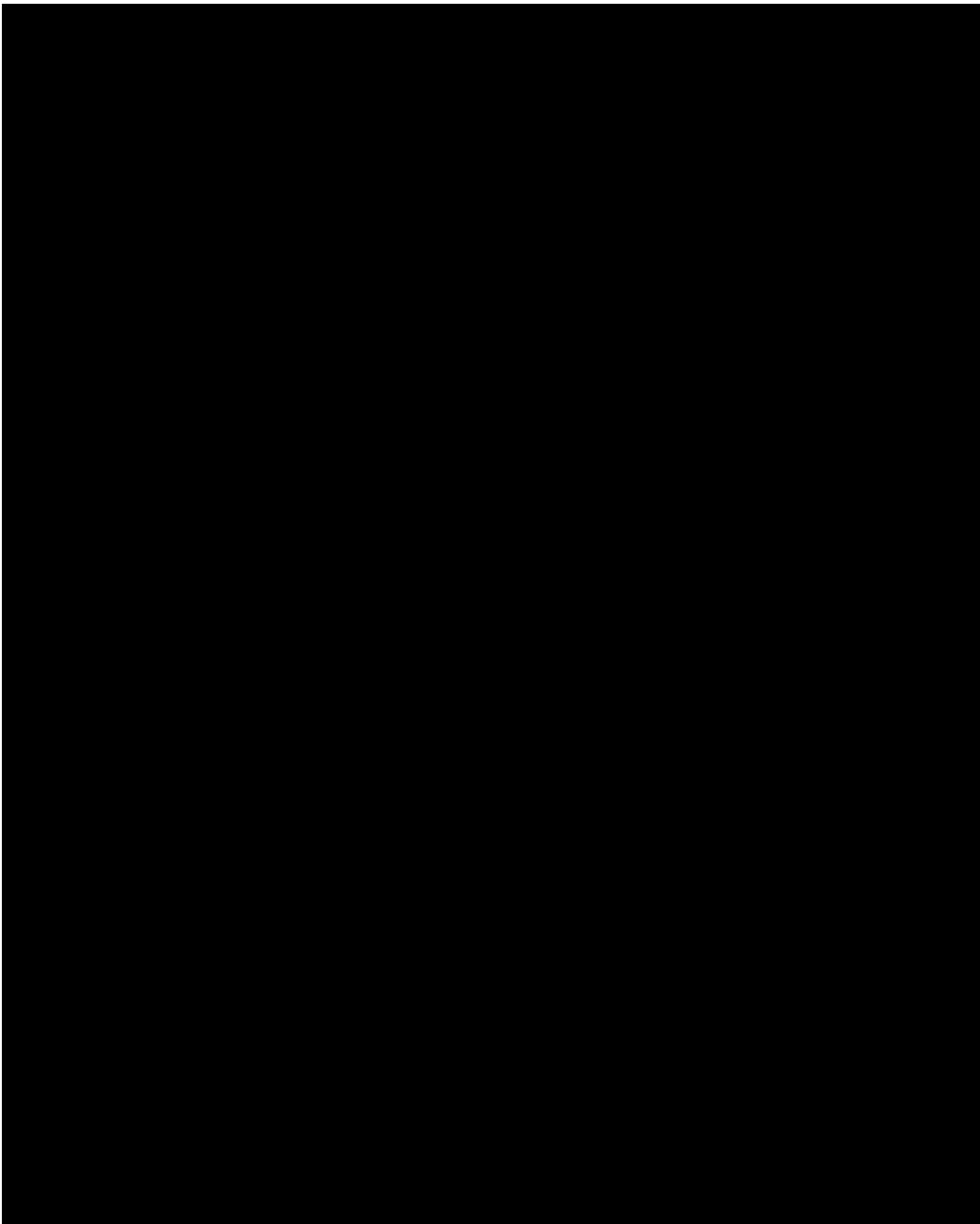
Former Merivale hospitality group staff allege culture of exploiting women and drug use at work

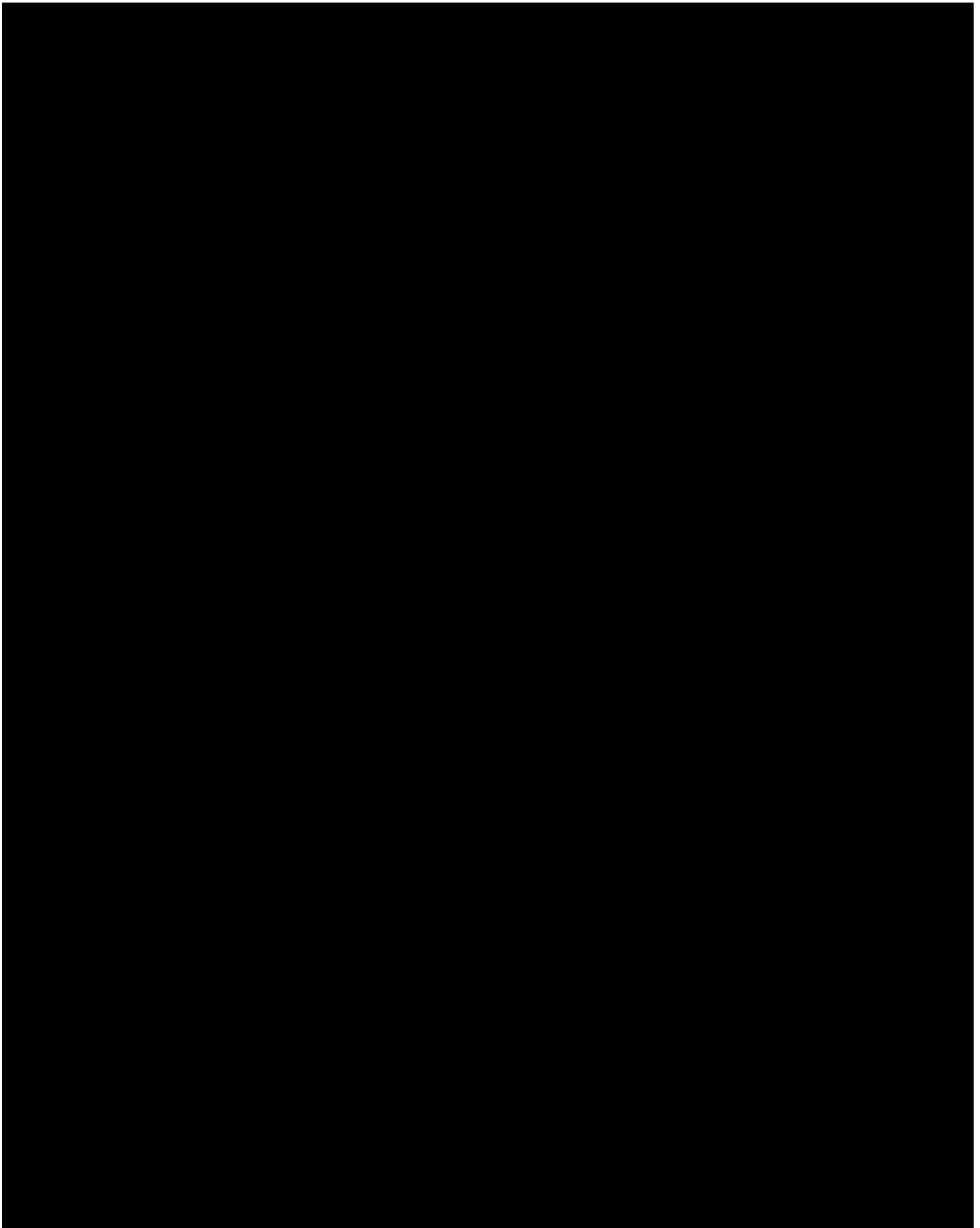
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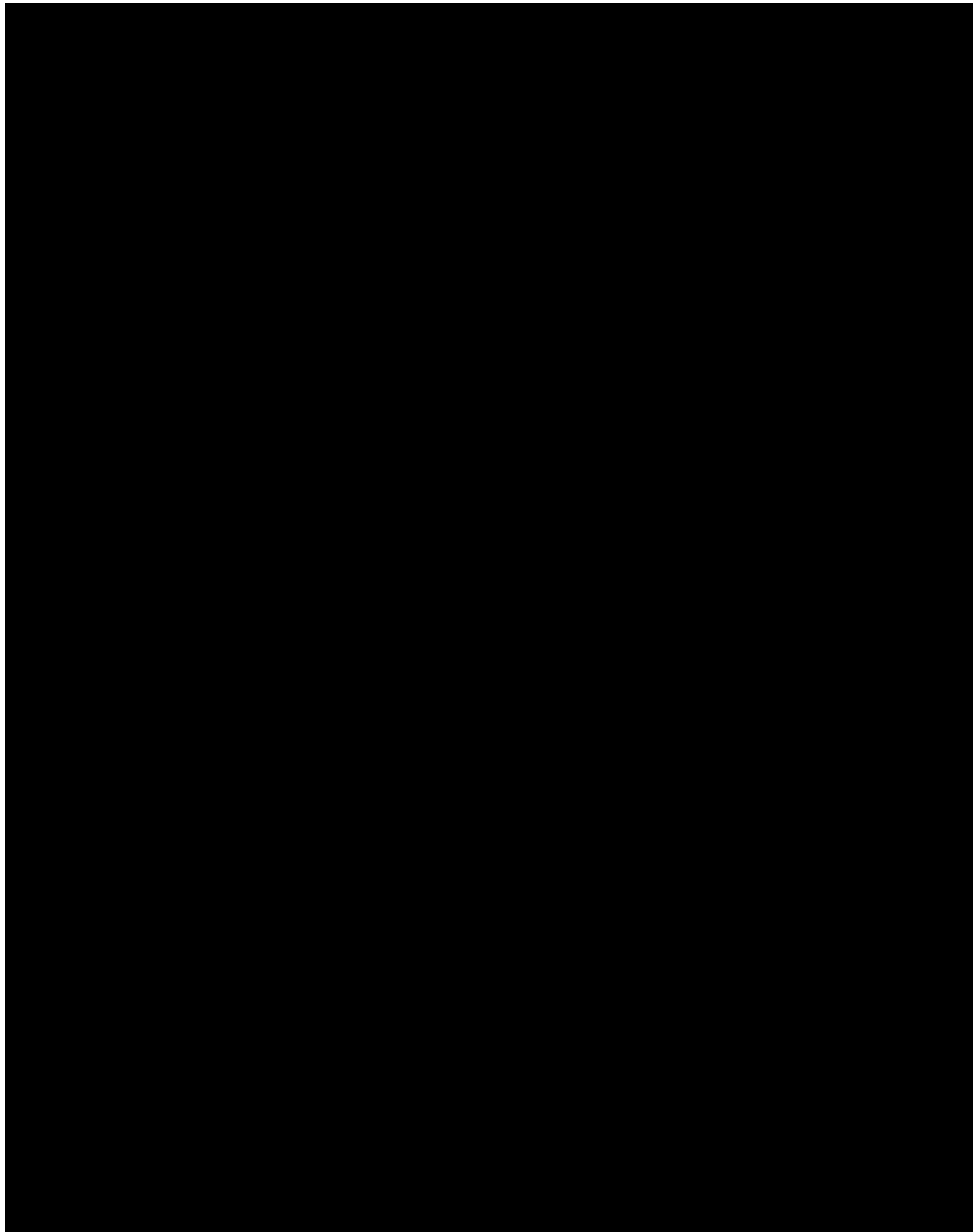


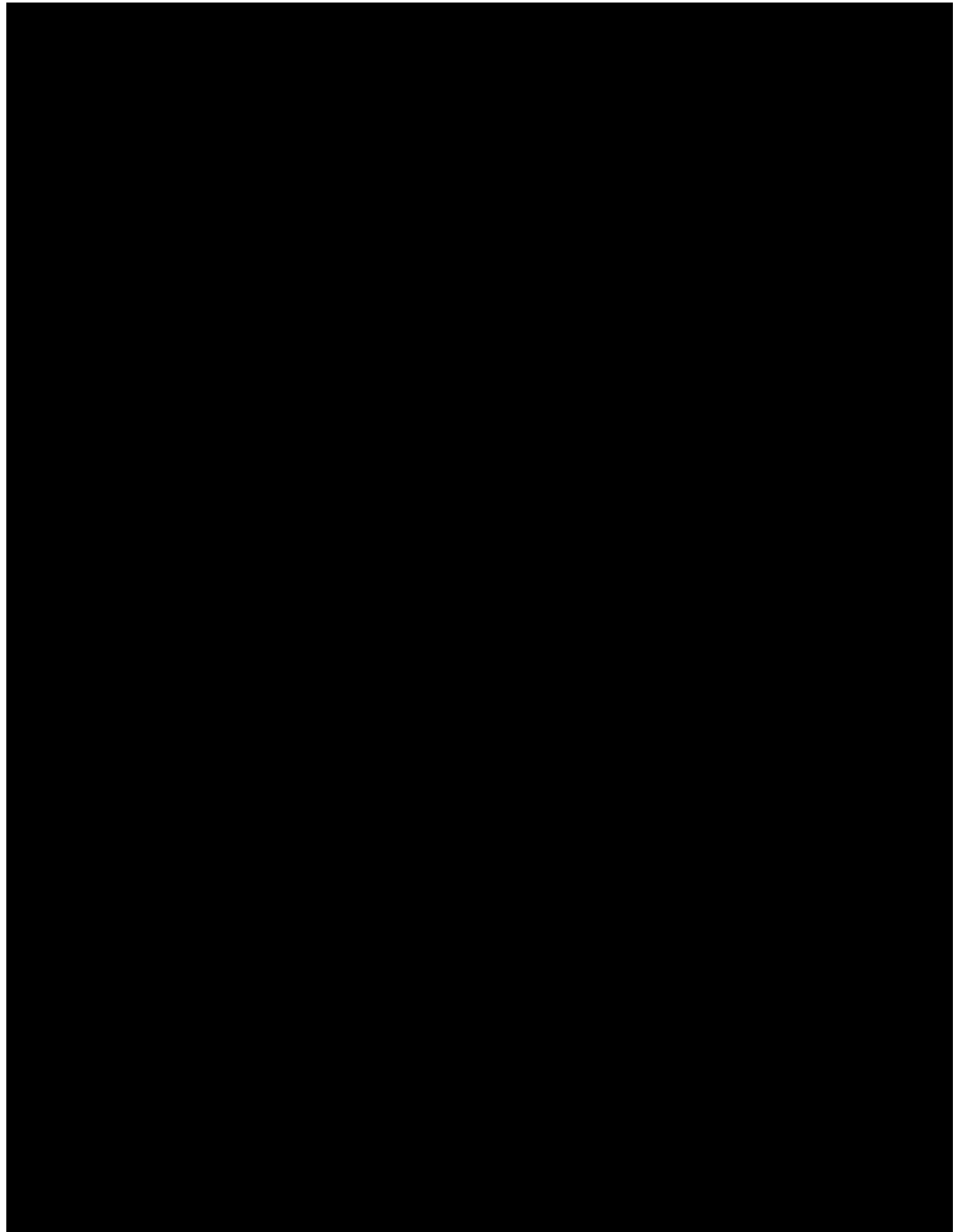


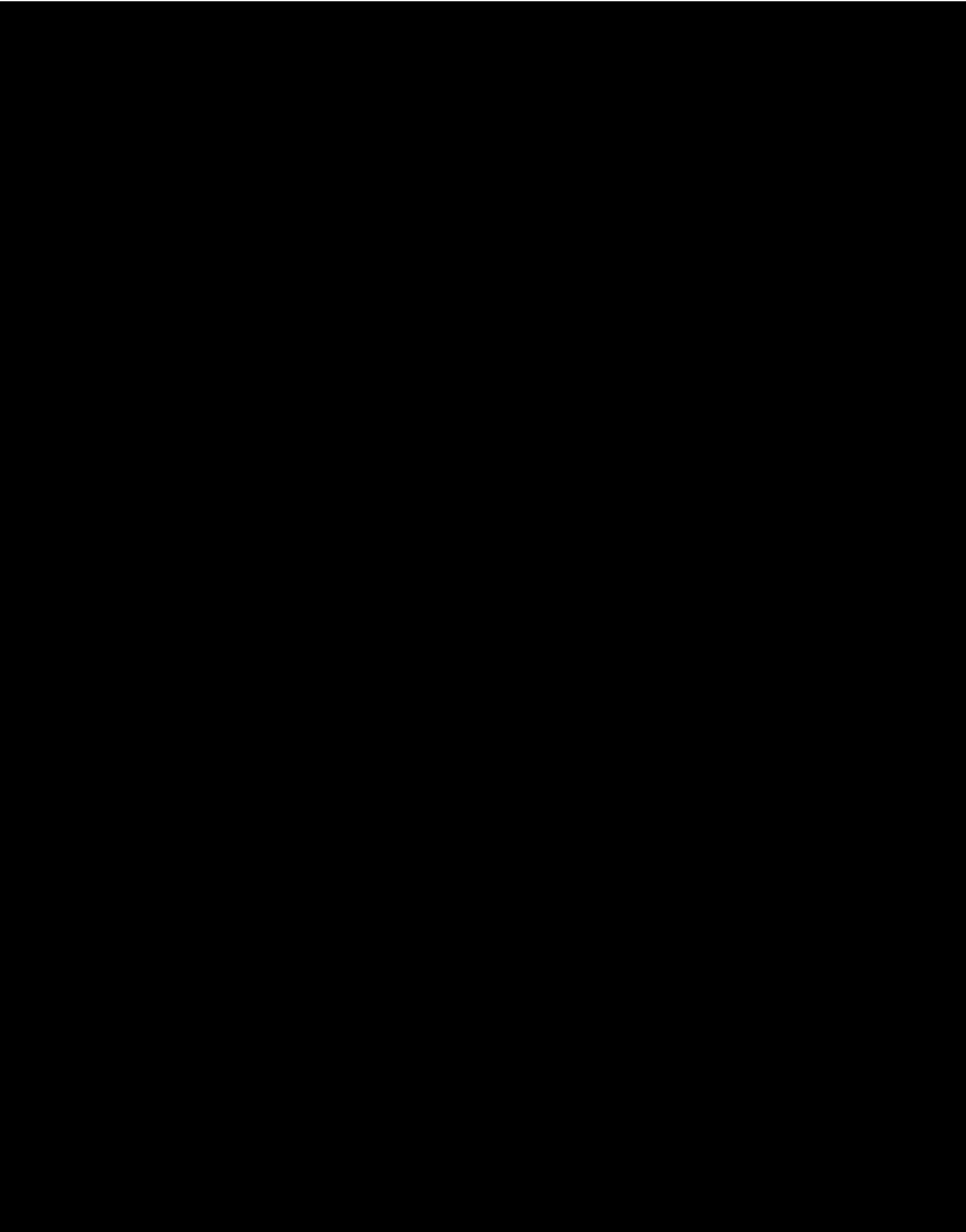


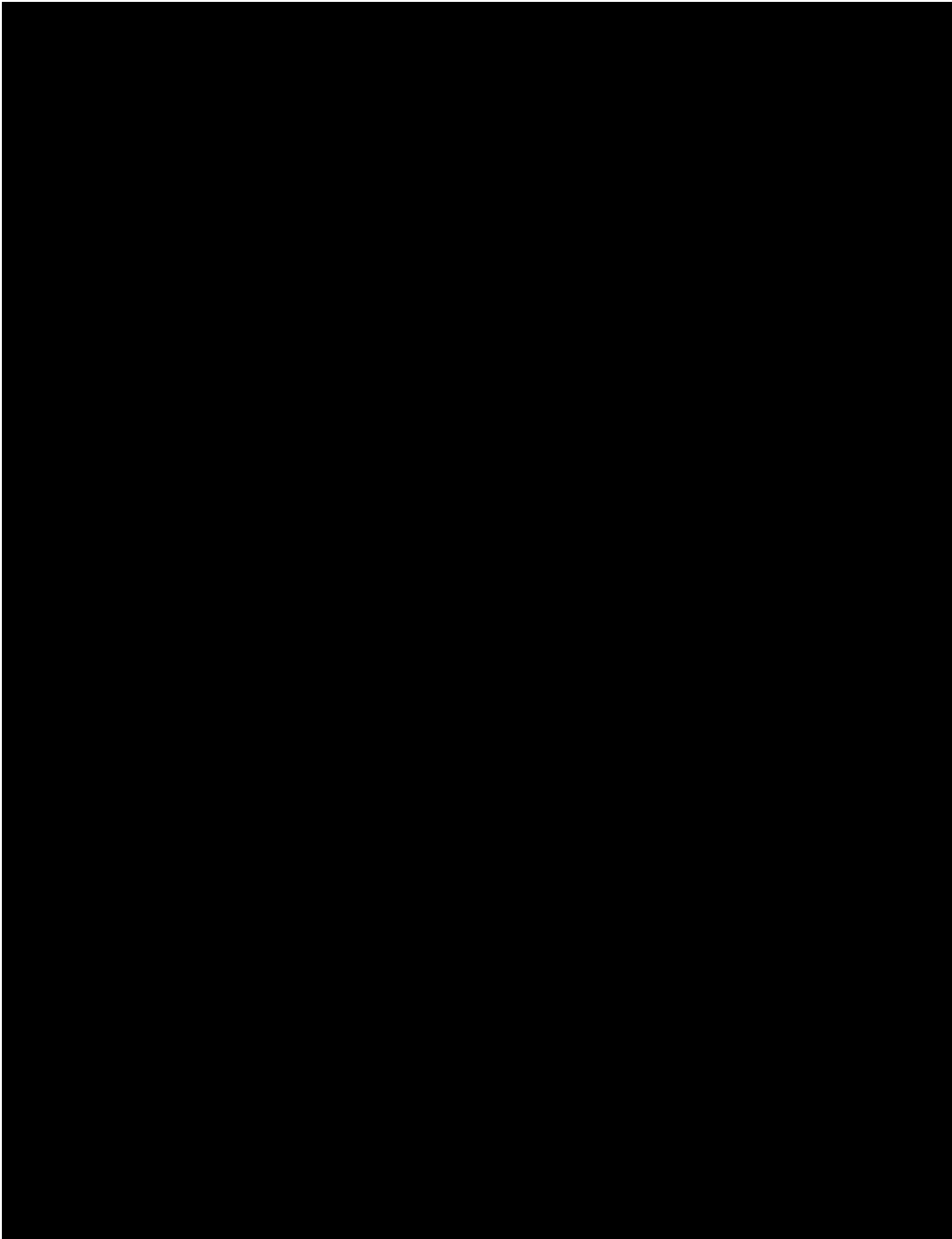


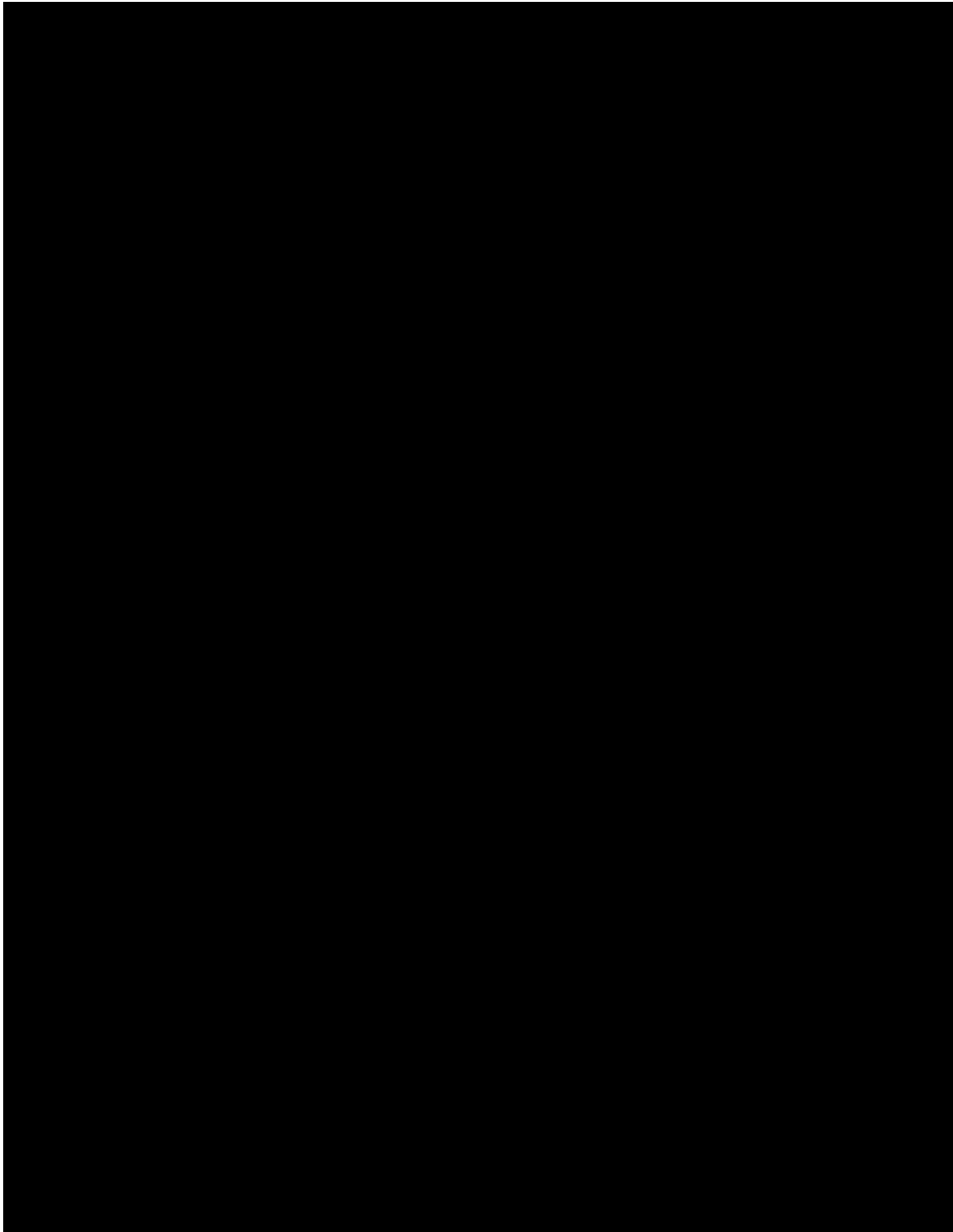


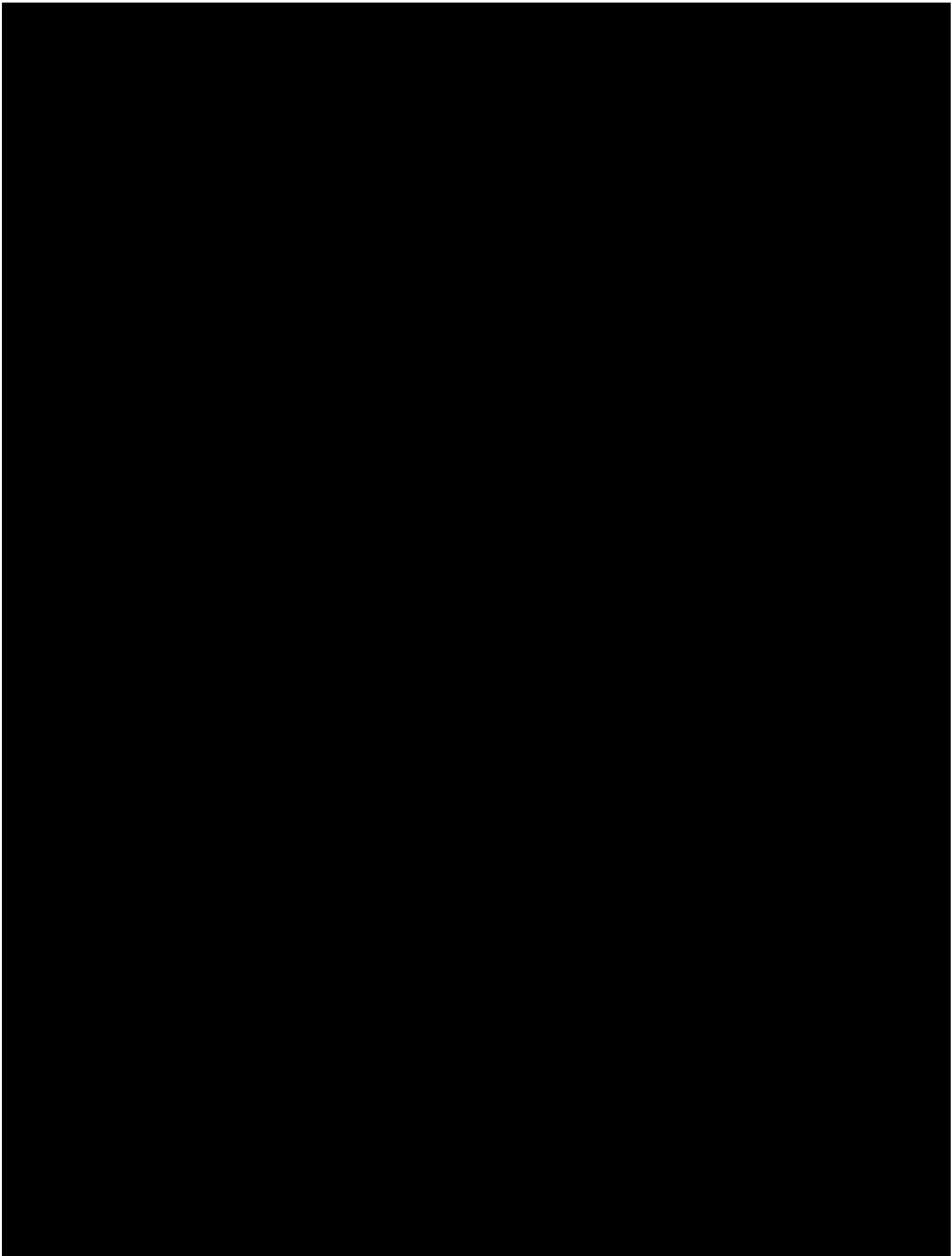


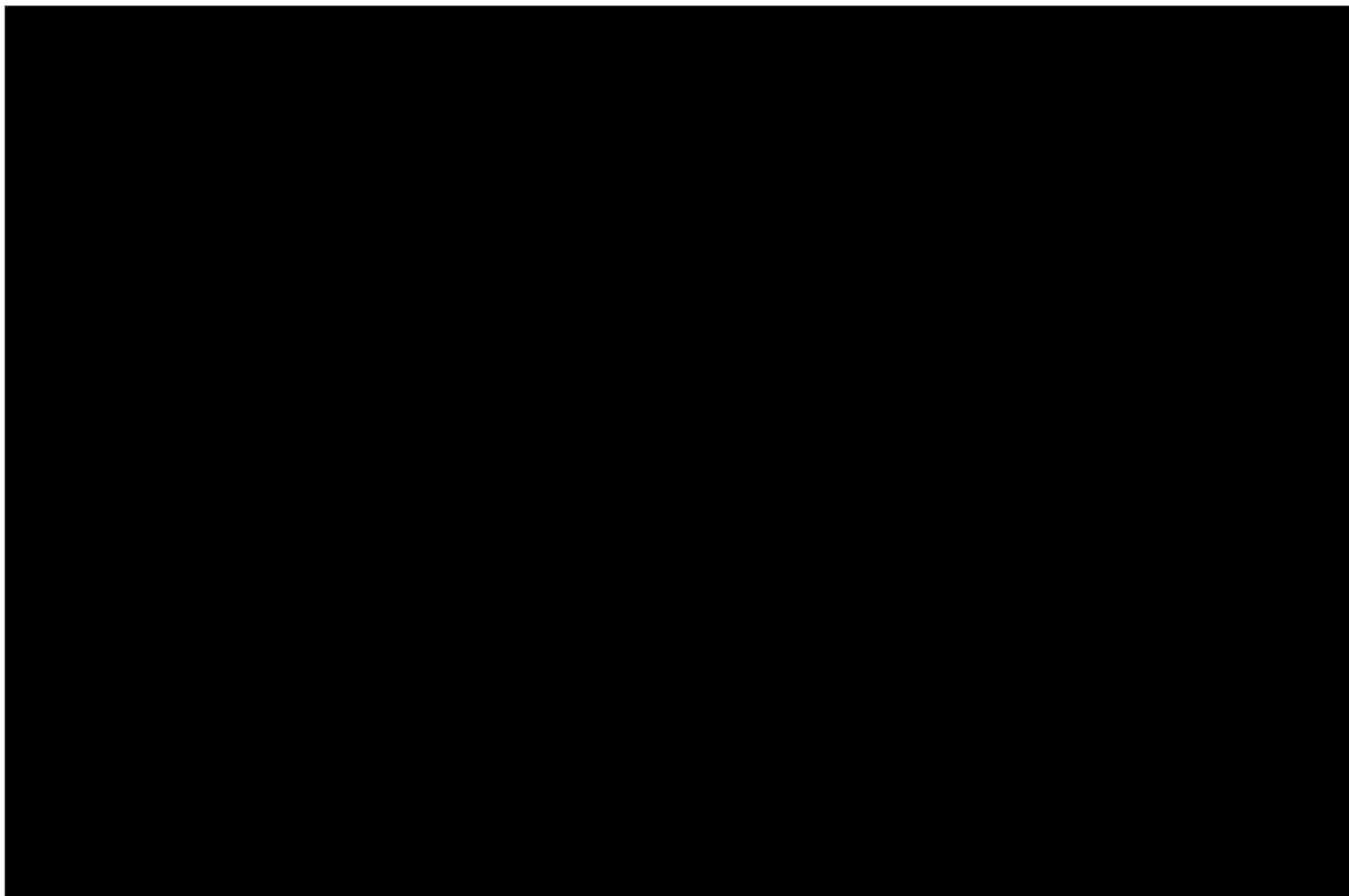












The ABC is continuing to investigate the hospitality industry.

If you have a story to share, you can securely contact **Adelaide Miller** on miller.adelaide@proton.me

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Posted Wed 4 Sep 2024 at 5:11 am

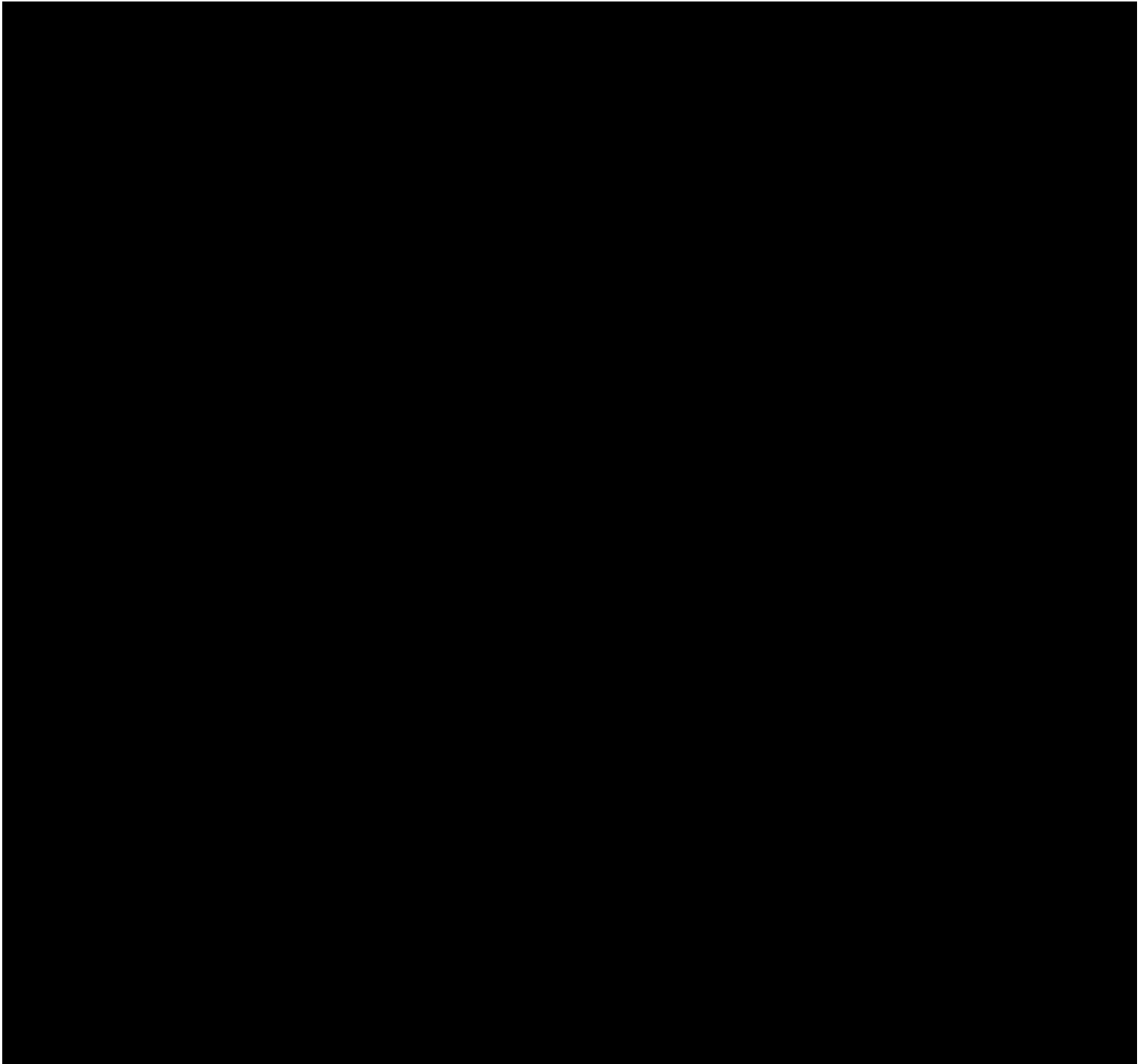
'This is not a good deal': Merivale's \$18m class action settlement derailed

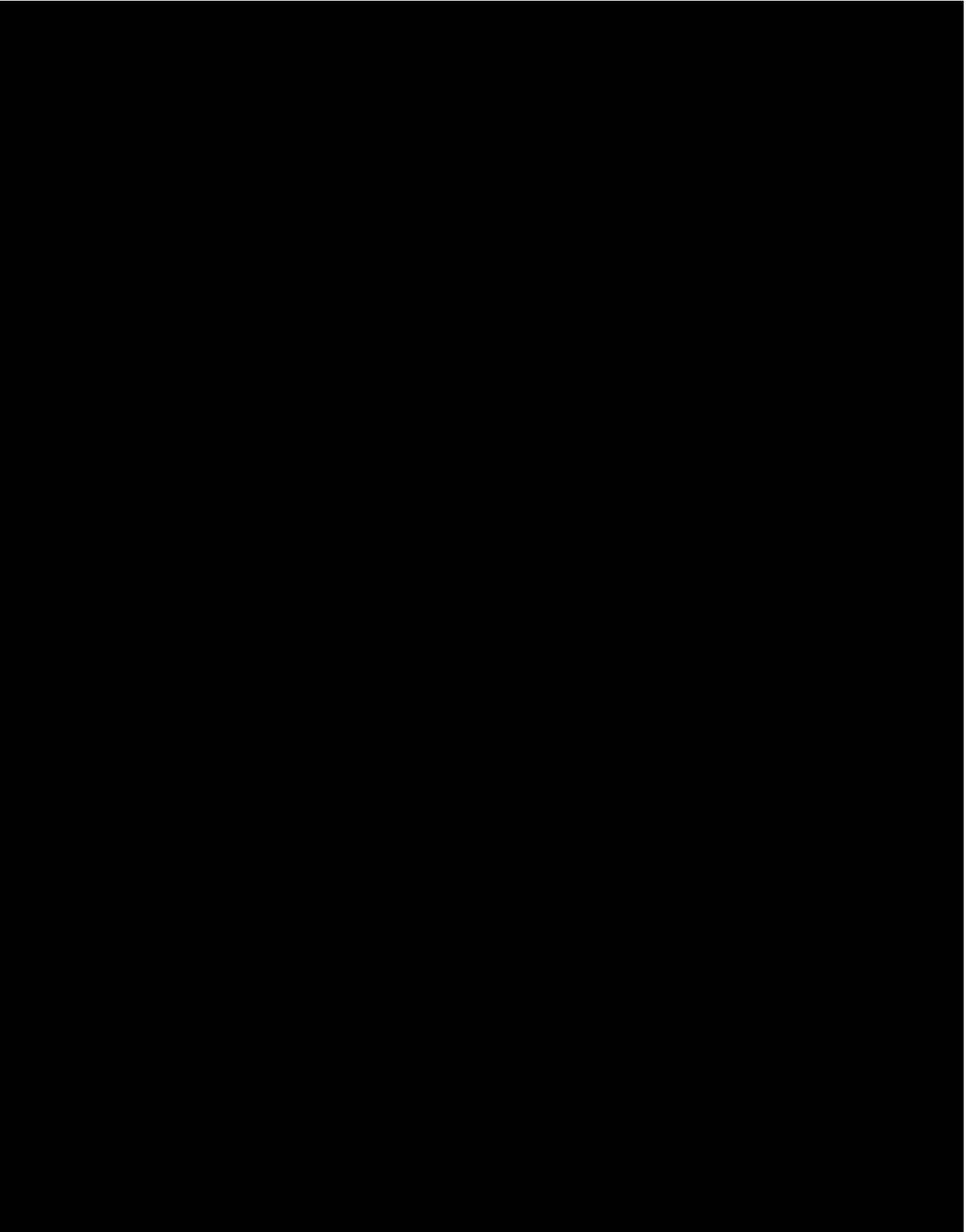
A group of current and former employees alleging \$129 million in underpayments now wants to abandon the settlement agreement.



Bianca Hrovat

May 7, 2024





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Bianca Hrovat – Bianca is Good Food's Sydney-based reporter.

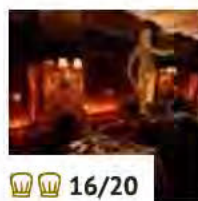
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IGA Liquor

A very merry summer salad

From: Becky C
Sent on: Wednesday, December 18, 2024 7:31:00 PM

To: City of Sydney
Subject: Objection to D/2024/1018

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Dear Council

We share similar views as other residents and strongly object to the proposed development, as it is fundamentally incompatible with the principles of responsible urban planning and the long-term well-being of the community. The environmental impact, disregard for the public interest, and the disruption to the local area make this project unsuitable for the location.

A major concern is the loss of residential housing as part of this proposal. The removal of existing accommodation, particularly in an area already facing a housing affordability crisis, is both concerning and unjust. The displacement of residents will contribute to the growing shortage of affordable housing in Sydney, forcing those affected to seek alternatives in an already competitive and expensive rental market. This not only disrupts lives but undermines the city's goal of increasing and preserving affordable housing stock in urban areas.

We also urge the Council to consider the broader impact of this development on the community. The proposal poses significant risks to public health and safety, particularly through its environmental impacts, including noise pollution and the potential for increased crime associated with the large-scale entertainment venues proposed. The applicant's track record of regulatory breaches, as widely reported by the *ABC* and *Sydney Morning Herald*, raises further concerns about their ability to operate responsibly and within the law.

The health and well-being of local residents, the preservation of affordable housing, and the integrity of urban planning processes must take precedence over the commercial interests of the applicant. Approving this proposal would reward a history of non-compliance and set a dangerous precedent for future developments in the area.

For these reasons, we strongly request that the Council reject this planning proposal in its entirety. The negative impact on the community, loss of residential housing, and the applicant's disregard for regulatory standards make this proposal incompatible with the public interest.

Thank you for your time and consideration.

From: Kay
Sent on: Tuesday, December 17, 2024 10:54:01 PM
To: council
CC: clarencehouse104
Subject: OBJECTION TO D/2024/1018

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

Dear Sir / Madam

I am writing to express our **strong objection** to the proposed planning application at the following addresses:

- 104-118 Clarence Street, SYDNEY NSW 2000
- 46-52 King Street, SYDNEY NSW 2000
- 73 York Street, SYDNEY NSW 2000
- 71 York Street, SYDNEY NSW 2000
- 75 York Street, SYDNEY NSW 2000

This application raises a host of serious concerns across several critical areas, including environmental impact, public safety, housing displacement, traffic management, and the applicant's track record. The following points outline our objections in detail and highlight why this proposal should be rejected in the interest of protecting the community.

Environmental Impact and Noise Pollution

One of the most significant concerns is the expected rise in noise pollution caused by the development, particularly due to the 24/7 operation of the proposed precinct and nightclub. Extended hours of operation in a densely populated area will generate continuous noise, including loud music, crowd noise, and vehicular disturbances during late-night hours. This is likely to disrupt the daily lives of residents, many of whom rely on the area as a peaceful space to live and work.

The application does not provide a comprehensive assessment of the noise impact or propose effective noise mitigation measures. For a development of this magnitude, it is standard practice to include detailed noise monitoring and mitigation strategies, such as soundproofing, operational restrictions, and compliance protocols. The omission of these essential details reflects a lack of consideration for the well-being of nearby residents and businesses.

Beyond noise, the development is likely to lead to other forms of environmental degradation. Increased traffic volumes and visitor activity will contribute to air pollution and strain public infrastructure. It is concerning that the application does not adequately address these broader environmental impacts, further demonstrating that community well-being is not a priority for the developer.

Past Non-Compliance by the Applicant

The applicant, Merivale, has a documented history of regulatory violations in its previous projects. These include breaches of noise restrictions, liquor licensing conditions, and safety standards. Such a track record raises significant concerns about the applicant's ability to manage this development responsibly and adhere to local laws.

Granting approval to this application without addressing the applicant's history of non-compliance would undermine public trust in the planning process. It also creates a substantial risk of repeated violations, leading to further harm to the community. The Council must prioritize accountability by holding developers to the highest standards and ensuring that only those with a proven commitment to compliance are granted approvals.

The proposed development will result in the total removal of all existing residential accommodation on the site, displacing current residents. This is especially troubling given the ongoing housing affordability crisis in Sydney, where secure and affordable housing is increasingly scarce.

Displacing residents during such a critical time not only disrupts their lives but exacerbates an already dire housing shortage. Those forced to leave may struggle to find alternative accommodation, especially in a market where rental costs are skyrocketing. The lack of any plans to provide replacement housing for displaced residents reflects a disregard for their basic needs and well-being.

The preservation of residential spaces in mixed-use areas is essential for fostering balanced and vibrant communities. Removing all housing from this site to prioritize commercial interests undermines the social fabric of the area and sets a harmful precedent for future developments.

Community Disruption and Public Safety

The proposed liquor license for the entire site, including an open-air rooftop bar, poses significant risks to the community. These risks include:

1. **Noise and Disturbances:** Open-air venues amplify noise, with sounds from music, conversations, and other activities traveling far beyond the site. This will be particularly disruptive during nighttime hours when ambient noise levels are low. Nearby residents and businesses will suffer from sleep disturbances, reduced productivity, and an overall decline in quality of life.
2. **Public Disorder:** Large-scale venues with extensive liquor licenses are often associated with antisocial behavior, including excessive drinking, rowdiness, and public disturbances. These issues are exacerbated during late-night hours and could lead to a significant increase in complaints from the community.
3. **Crime Rates:** Similar developments in other areas have demonstrated a correlation between large-scale entertainment venues and increases in alcohol-fueled incidents, such as theft, assault, and vandalism. Without robust measures to manage these risks, the proposal is likely to compromise public safety.

The absence of meaningful community consultation is particularly disappointing. Local residents and stakeholders have not been given an adequate platform to voice their concerns, nor has the applicant shown any willingness to address them. Moreover, the proposal fails to outline any tangible benefits to the community, making it clear that it prioritizes private profit over public good.

Traffic and Parking Concerns

The development is likely to cause significant traffic congestion, particularly given the expected increase in visitor volumes. This will exacerbate existing congestion on key roads in the area, such as Clarence Street and York Street, leading to longer travel times and reduced accessibility for residents and local businesses.

Insufficient parking provisions in the application are another major issue. With a large number of visitors expected, the lack of adequate parking facilities will worsen the current shortage, creating additional challenges for residents, workers, and visitors. This will lead to increased illegal parking, traffic disruptions, and heightened tensions in the community.

The 24/7 concept that is proposed would mean these traffic issues will extend throughout the day and into the night, and taking away previous available parking on the street that would be available to residents in the evenings.

Conclusion

This proposed development presents a range of significant risks to the local community and the broader Sydney area. Its environmental impact, disregard for public safety, and displacement of residents make it fundamentally incompatible with the principles of responsible urban planning.

The Council has a duty to prioritize the well-being of its residents and the sustainability of its neighborhoods. Allowing

this proposal to proceed would send a message that commercial interests take precedence over the health, safety, and stability of the community.

For these reasons, we urge the Council to **reject** this planning application in its entirety. Protecting the interests of local residents and maintaining the integrity of our city should remain the Council's top priorities.

Thank you for taking the time to consider this objection.

Kay

From: Hong
Sent on: Wednesday, December 18, 2024 10:59:00 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>
CC: Clarence House; Becky;
DASubmissions; sugiianto399 gregshoebridge; thdgmly; kokoso243; DJ
Chen; pemailmail; angyou99; rainmelon6; dkinglocal22; hellomaybb; jiansydney888; windcurrent1;
alexccme99; jaochicosean1106; cablg666; kingoil1989; darrenjc2020; jiemaster886; firstrose;
morninglight1236; blkjack988; amystorer1999

Subject: Re: Re Objection to D/2024/1018

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Dear Council

We also strongly object to the proposal, the removal of existing residential housing when we are already facing a housing crisis will exacerbate the shortage of affordable housing, directly contradicting the city's goals.

Additionally, the noise pollution from a 24/7 nightclub and entertainment venues, coupled with inadequate noise mitigation measures, poses a serious risk to the surrounding community. This issue is particularly concerning given the applicant's well-documented track record of failing to manage noise levels and traffic at their other venues,

We urge the Council to prioritise the health and well-being of residents, over the commercial interests of the applicant. For these reasons, we strongly request that the Council reject this proposal.

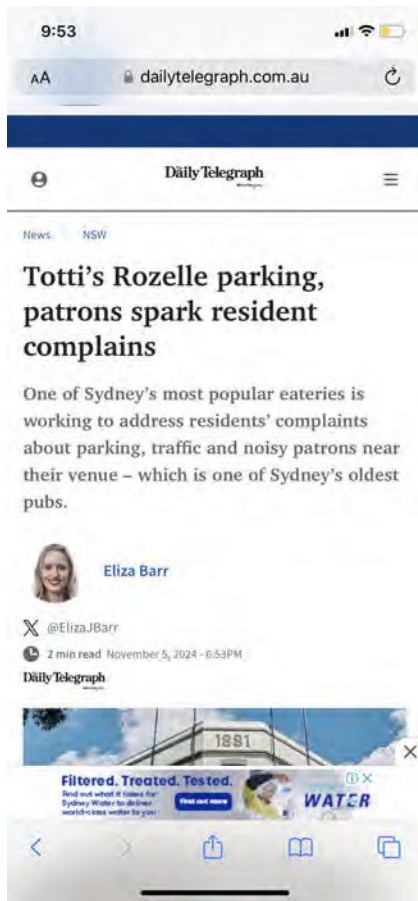
Hong

On Wed, Dec 18, 2024 at 10:45 PM Becky wrote:

Yes it is also well publicised that noise levels and traffic management have been out of control in the applicant's other venues so their track record of non compliance is very much prevalent - see below.

Worst of all, the concept proposal involves a 24/7 operation, something the applicant has shown they are not capable of managing effectively. Their history of non-compliance with noise and traffic management regulations further underscores their inability to handle such a large-scale development responsibly.

Council needs to take this into consideration and reject the proposal.



On Wed, Dec 18, 2024 at 6:59 PM Clarence House wrote:

Thank you for acknowledging our submission.

As highlighted, we believe the applicant's track record of non-compliance with regulations and state laws must be factored into the assessment of their proposal.

Attached are recent reports from the ABC and *Sydney Morning Herald*, as widely covered in the media.

Given these concerns, we strongly urge that the application be rejected in the public interest.

From: Becky
Sent on: Wednesday, December 18, 2024 10:44:53 PM

To: Clarence House; City of Sydney; DASubmissions

CC: sugianto399; gregshoebridge; thdgmly; kokoso243; DJ Chen; pemailmail1; angyou99; rainmelon6; dkinglocal22; hellomaybb; jiansydney888; windcurrent1; alexccme99; jaochicosean1106; cablg666; kingoil1989; howsping; darrenjc2020; jiemaster886; firstrose; morninglight1236; blkjack988; amystorer1999

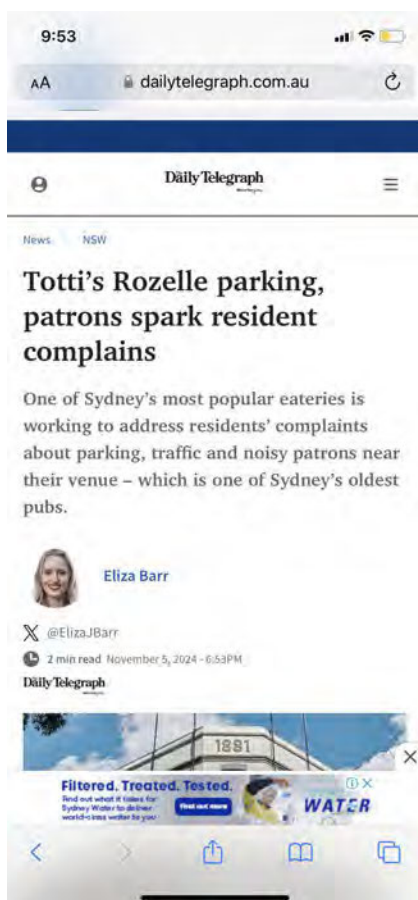
Subject: Re: Re Objection to D/2024/1018

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.

Yes it is also well publicised that noise levels and traffic management have been out of control in the applicant's other venues so their track record of non compliance is very much prevalent - see below.

Worst of all, the concept proposal involves a 24/7 operation, something the applicant has shown they are not capable of managing effectively. Their history of non-compliance with noise and traffic management regulations further underscores their inability to handle such a large-scale development responsibly.

Council needs to take this into consideration and reject the proposal.



On Wed, Dec 18, 2024 at 6:59 PM Clarence House wrote:

Thank you for acknowledging our submission.

As highlighted, we believe the applicant's track record of non-compliance with regulations and state laws must be factored into the assessment of their proposal.

Attached are recent reports from the ABC and *Sydney Morning Herald*, as widely covered in the media.

Given these concerns, we strongly urge that the application be rejected in the public interest.

From: Gary

Sent on: Wednesday, December 18, 2024 2:36:48 PM

To: City of Sydney

Subject: OBJECTION TO D/2024/1018

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 Planning Officer

This proposed development is fundamentally incompatible with the principles of responsible urban planning and community well-being. The environmental impact, disregard for the public interest, and disruption to the local community make this project unsuitable for the area.

We urge the Council to carefully consider the long-term consequences of approving this application. The health and well-being of local residents, the preservation of affordable housing, and the integrity of urban planning processes must take precedence over the commercial interests of the applicant, especially when their breaches of various regulations are well publicised.

For these reasons, we strongly request that the Council reject this planning proposal in its entirety.

From: Clarence House

Sent on: Wednesday, December 18, 2024 11:55:00 PM

To: DASubmissions ; City of Sydney

CC: sugiianto399; gregshoebridge@; thdgmly;
kokoso243; DJ Chen; pemailmail1;
angyou99; rainmelon6; dkinglocal22; hellomaybb; jiansydney888; windcurrent1; alexccme99;
jaochicosean1106; kingoil1989; cableg666;
howsping; birdscold; darrenjc2020; jiemaster886; firstrose; morninglight1236; blkjack988;
amystorer1999

Subject: Re: Re Objection to D/2024/1018

Attachments: 18122024 OBJECTION TO D20241018.pdf (74.5 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.

Dear Council

The attached further submission further reiterates the concerns of residents and our strong objection to the concept proposal.

We take this opportunity to strongly urge Council to reject the proposal in the public interest.

On Wed, Dec 18, 2024 at 6:59 PM Clarence House wrote:

Thank you for acknowledging our submission.

As highlighted, we believe the applicant's track record of non-compliance with regulations and state laws must be factored into the assessment of their proposal.

Attached are recent reports from the ABC and *Sydney Morning Herald*, as widely covered in the media.

Given these concerns, we strongly urge that the application be rejected in the public interest.

18 December 2023

To the Planning Officer, City of Sydney Council

FURTHER SUBMISSION OF OBJECTION TO D/2024/1018

We write to reiterate our strong opposition to the proposed development at 104-118 Clarence Street, 46-52 King Street, 71 York Street, 73 York Street, and 75 York Street. Our objection is grounded in a deep concern for the future of our community, the environment, and the well-being of local residents.

No to More Noise in Our Area

We write to say no to more noise in the area. The proposal includes a 24/7 nightclub and rooftop bar, both of which will create unbearable levels of noise that will disrupt the lives of residents who already face significant challenges living in a bustling city. The applicant has failed to adequately address how they will manage noise pollution, which is a critical issue for our community. Noise levels, especially in the late hours of the night, will spill over into surrounding properties, disturbing the peace of residents who rely on a quiet environment to live and work. The noise pollution from such a development would lead to chronic stress, sleep disturbances, and a decline in overall mental and physical health. We do not accept that the needs of a commercial enterprise should come at the expense of the health and well-being of the community.

The applicant's track record at other venues shows that they have failed to manage noise pollution effectively in the past. Their other establishments have been widely publicized for noise violations, and this is not something we can afford to ignore. We have seen firsthand the impact on local communities when noise management is insufficient or neglected. Approving this proposal would be a grave mistake, as it would set a precedent for future developments to ignore the concerns of residents, disregarding their right to a peaceful environment.

No to the Destruction of Our Homes

We write to save our homes. The proposed development will result in the displacement of current residents, removing valuable residential accommodation in an area already struggling with a housing affordability crisis. At a time when affordable housing is in short supply in Sydney, this proposal goes directly against the city's objectives of increasing housing stock and providing affordable living spaces for all. The removal of these homes would force many residents to find alternatives in a highly competitive rental market, likely at significantly higher rents.

This is not just about buildings—it's about the people who live in them. Removing residential housing to make way for a commercial development sends the message that profit is more important than people. We cannot afford to continue down this path of displacing communities for short-term commercial gain. We ask the Council to consider the impact on the lives of those who will be forced to leave their homes and find somewhere else to live.

No to Irresponsible Development

We write to put a stop to the 24/7 nightclub and rooftop bar that will have a significant and lasting impact on the lives of residents. The concept of a 24/7 operation, with little regard for the surrounding community, is not only irresponsible but also impractical. The applicant has shown a history of non-compliance with regulations, including breaches of noise restrictions, safety protocols, and liquor

licensing laws. These past failures make it clear that they cannot be trusted to manage a 24/7 venue responsibly. The evidence from their other venues, as reported by the ABC and Sydney Morning Herald, demonstrates their inability to properly handle the social and environmental impact of such developments.

A 24/7 nightclub located in an area with so much residential presence is simply unmanageable. There is no way to ensure that noise, traffic, and safety concerns will be properly controlled during late hours, and the impact on the surrounding area would be disastrous. Public safety would be jeopardized, and the strain on local infrastructure would be unsustainable. We cannot allow such a project to move forward when it is clear that the applicant is not capable of managing the issues that arise from it.

Conclusion: A Call for Responsibility

We urge the Council to listen to the concerns of local residents and to reject this development in its entirety. We are not opposed to progress, but progress must be responsible and must take into account the well-being of the people who live here. The applicant's track record of non-compliance, combined with the proposal's disregard for noise, traffic management, and the displacement of residents, makes it clear that this is not a project that should move forward.

We trust that the Council will make the right decision for the community and reject this application. We ask you to prioritize the long-term well-being of the residents, protect affordable housing, and prevent the introduction of a disruptive, 24/7 commercial operation in our area.

Thank you for your time and consideration.

Sincerely,

Clarence House

From: Erin Christianson

Sent on: Tuesday, December 17, 2024 9:47:52 PM

To: council

Subject: Objection to D/2024/1018

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'm writing to object to the proposed development by Merivale as it is NOT in the community's best interest and should be REJECTED.

I am a long term resident of Clarence House at 104-118 Clarence Street, Sydney and will be severely affected by this proposal. The proposed development will take away all existing residential accommodation at a time where there is a severe housing shortage and cost of living crisis.

There is already 2 massive hotels across the road, The Grace Hotel & Skye Suites, there is no need for another one. Especially one that is going to result in residents having to move out of their apartments in this time of a National housing crisis.

Merivale already holds prominence on George Street with The Ivy Precinct, there is absolutely no need for another "Entertainment Precinct" 3 minutes away.

People can't afford to go out as it is, it's absolutely ridiculous to be redeveloping a residential building and business area in a cost of living crisis. There is absolutely no benefit for local residents.

Please, this redevelopment is insane. MERIVALE HAS ENOUGH, SYDNEY DOES NOT NEED THIS and RESIDENTS WILL BE KICKED OUT OF THEIR HOMES.

Regards,

Erin Christianson

Sent from my iPhone

From: [REDACTED]
Sent on: Tuesday, December 17, 2024 8:41:36 PM
To: council
CC: clarencehouse104
Subject: Objection to D/2024/1018

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

To Whom It May Concern,

I am writing to formally object to the proposal submitted by Merivale CBD Pty Limited for the site located at 104-118 Clarence Street, Sydney NSW 2000. As a current tenant of the building, I wish to raise the following concerns regarding this proposal:

1. **Displacement of Tenants** : The proposed development would force tenants like myself to leave our homes. This is particularly distressing as we currently reside in a location that is convenient for our work in the city. The eviction would cause significant personal stress, as we would need to find new accommodation, settle into a new home, and endure increased travel time to and from work.
2. **Housing Crisis and Uncertainty** : Given the ongoing housing crisis in Australia, there is no certainty that tenants will be able to find suitable housing in a timely manner. The risk of homelessness is especially concerning for families with children, as finding affordable and secure housing in such a short period may not be feasible.
3. **Noise Impact** : The building is situated near a residential property. If this proposal proceeds, the resulting construction and future usage of the site could lead to increased noise, disrupting the peace of surrounding residents. This would be detrimental to the quality of life in the area.
4. **Public Disorder and Crime** : If the proposal is approved, there is a genuine concern about a potential increase in public disorder, disturbances, and crime in the surrounding area. The nature of the proposed development could attract undesirable behavior, which would harm the local community.
5. **Traffic Congestion** : The proposal may exacerbate the already congested local traffic conditions. This would negatively impact the welfare of all residents in the area, leading to further delays, pollution, and safety concerns.
6. **Consideration of Local Welfare** : While the proposal may aim to increase tourism or attract visitors, it is important for the council to prioritize the welfare of its residents first. The long-term impact on the local community—such as the issues mentioned above—should be carefully considered, as residents contribute to the daily life and culture of the area.

Given these points, I strongly urge you to reconsider the approval of this proposal, as it would have a profoundly negative impact on the local community.

Thank you for taking the time to review my concerns. **I trust that the council will prioritize the well-being of its constituents in making a final decision.**

Sincerely,

[REDACTED]

From: Mary
Sent on: Wednesday, December 18, 2024 11:59:32 PM

To: City of Sydney
Subject: OBJECTION TO D/2024/1018

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 planning officer

I am writing to express my concerns regarding the proposal in question, particularly the lack of consultation with residents. This is a major issue, especially given the impact that the proposal has on those living in the building and the surrounding area.

The plans appear to have been developed without any meaningful engagement with the residents who will be directly affected by the changes.

The proposal will have significant impact of the lives of people in this area and should not be approved unless it is properly addressed.

We ask that Council takes this into consideration in evaluating the proposal and refuse it in the public interest

From: Becky
Sent on: Wednesday, December 18, 2024 10:44:53 PM

To: Clarence House; council;
DASubmissions

CC: sugiianto399; gregshoebridge; thdgmly; kokoso24; DJ Chen; pemailmail1; angyou99;
rainmelon6; dkinglocal22; hellomaybb; jiansydney888; windcurrent1; alexccme99; jaochicosean1106;
cablg666; kingoil1989; howsping; darrenjc2020; jiemaster886; firstrose; morninglight1236; blkjack988;
amystorer1999

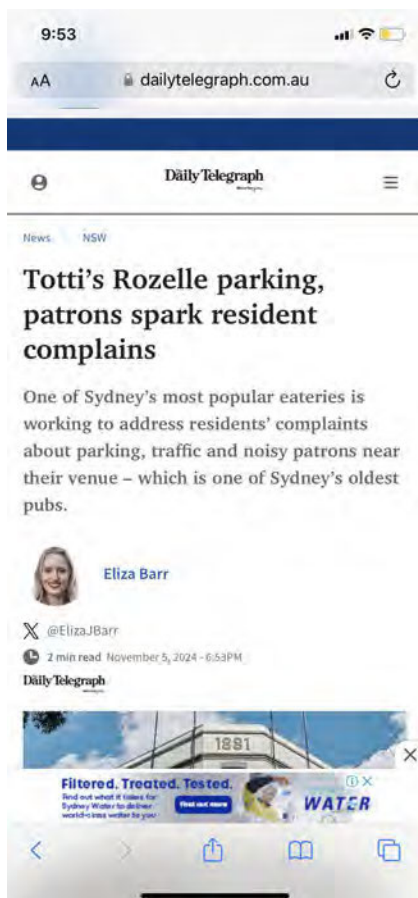
Subject: Re: Re Objection to D/2024/1018

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Yes it is also well publicised that noise levels and traffic management have been out of control in the applicant's other venues so their track record of non compliance is very much prevalent - see below.

Worst of all, the concept proposal involves a 24/7 operation, something the applicant has shown they are not capable of managing effectively. Their history of non-compliance with noise and traffic management regulations further underscores their inability to handle such a large-scale development responsibly.

Council needs to take this into consideration and reject the proposal.



On Wed, Dec 18, 2024 at 6:59 PM Clarence House wrote:

Thank you for acknowledging our submission.

245

As highlighted, we believe the applicant's track record of non-compliance with regulations and state laws must be factored into the assessment of their proposal.

Attached are recent reports from the ABC and *Sydney Morning Herald*, as widely covered in the media.

Given these concerns, we strongly urge that the application be rejected in the public interest.

From: Clarence House

Sent on: Wednesday, December 18, 2024 11:55:00 PM

To: DASubmissions; council

CC: sugiianto399; gregshoebridge; thdgmly; kokoso243; DJ Chen; pemailmail1; angyou99; rainmelon6; dkinglocal22; hellomaybb; jiansydney888; windcurrent1; alexccme99; jaochicosean1106; kingoil1989; cableg666; howsping; birdscold; darrenjc2020; jiemaster886; firstrose; morninglight1236; blkjack988; amystorer1999

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We take this opportunity to strongly urge Council to reject the proposal in the public interest.

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18 December 2023

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We urge the Council to listen to the concerns of local residents and to reject this development in its entirety. We are not opposed to progress, but progress must be responsible and must take into account the well-being of the people who live here. The applicant's track record of non-compliance, combined with the proposal's disregard for noise, traffic management, and the displacement of residents, makes it clear that this is not a project that should move forward.

We trust that the Council will make the right decision for the community and reject this application. We ask you to prioritize the long-term well-being of the residents, protect affordable housing, and prevent the introduction of a disruptive, 24/7 commercial operation in our area.

Thank you for your time and consideration.

Sincerely,

Clarence House

From: Clarence House

Sent on: Wednesday, December 18, 2024 6:59:46 PM

To: DASubmissions; council

CC: sugiianto399; gregshoebridge; thdgmly;
kokoso243; DJ Chen; pemailmail1;
angyou99; rainmelon6; dkinglocal22; hellomaybb; jiansydney888; windcurrent1; alexccme99;
jaochicosean1106; cablg666; kingoil1989;
howsping; birdscold; darrenjc2020; jiemaster886; firstrose; morninglight1236; blkjack988;
amystorer1999
Re Objection to D/2024/1018

Subject:

Attachments: SMH news 291024.pdf (197.22 KB), ABC news 060924.pdf (1.02 MB), ABC news 040924.pdf (2.35 MB), SMH news 070524.pdf (1.02 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.

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Attached are recent reports from the ABC and *Sydney Morning Herald*, as widely covered in the media.

Given these concerns, we strongly urge that the application be rejected in the public interest.

Sex, sleaze and hospitality

'One step from being a brothel': Sex, drugs, harassment alleged in Ivy penthouse

An extensive investigation has revealed claims of exploitation of female staff at hospitality giant Merivale. The company denies this.

By Eryk Bagshaw and Bianca Hrovat

OCTOBER 29, 2024





ABC News has a fresh look



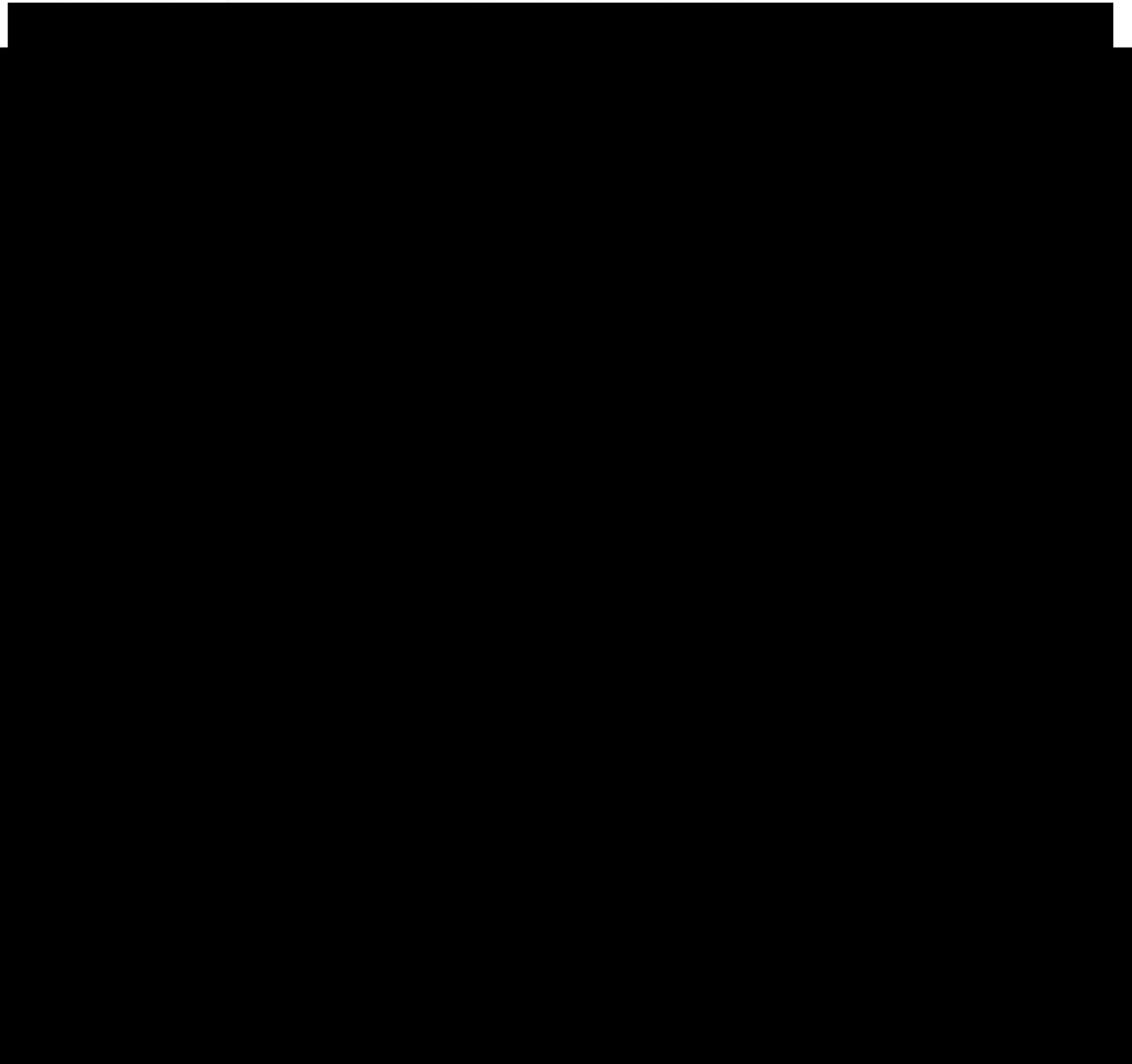
We've made it easier to find the stories that matter to you with a new homepage, personalised sections and more.

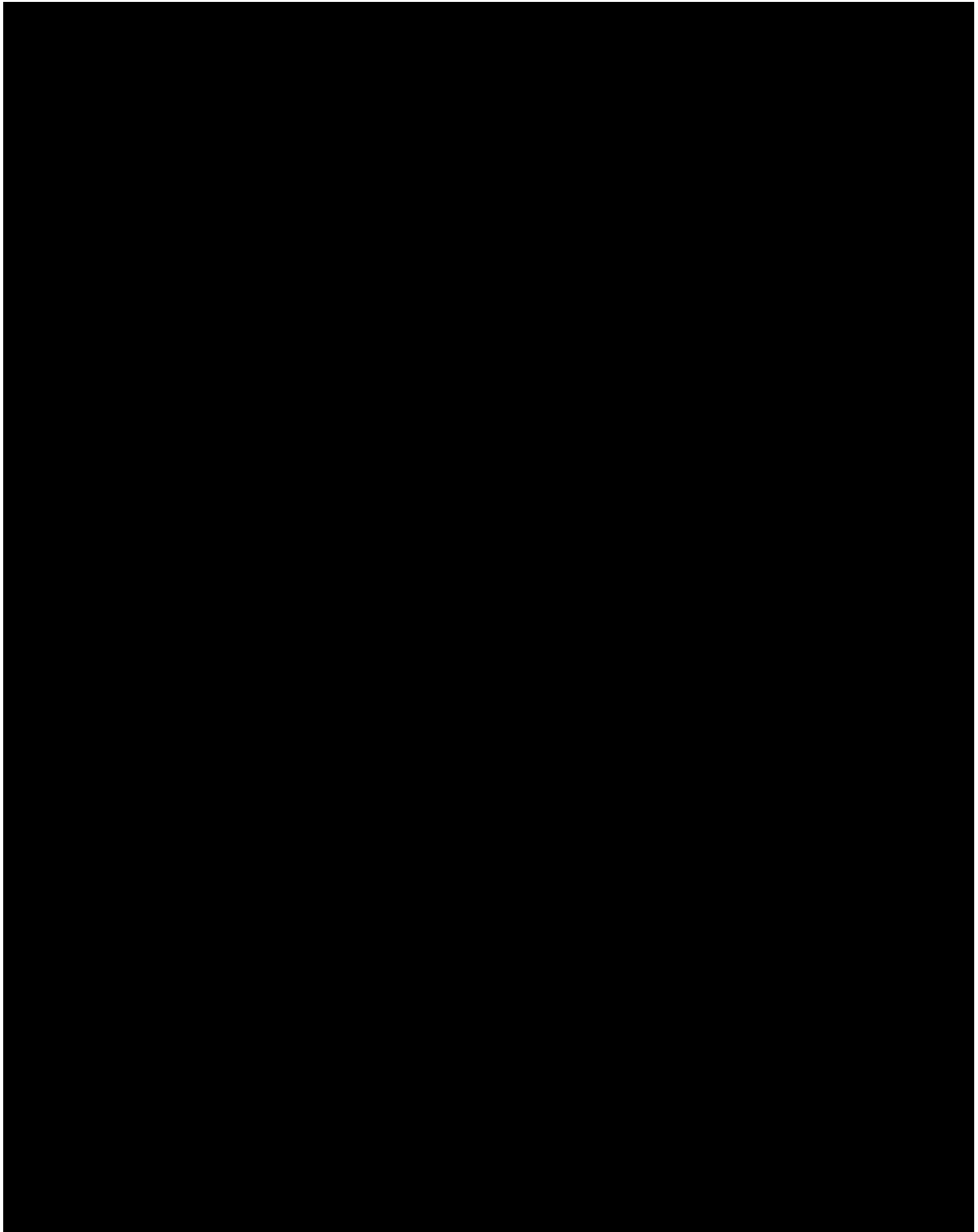
Merivale hospitality group allegations being assessed by SafeWork NSW and Liquor & Gaming NSW

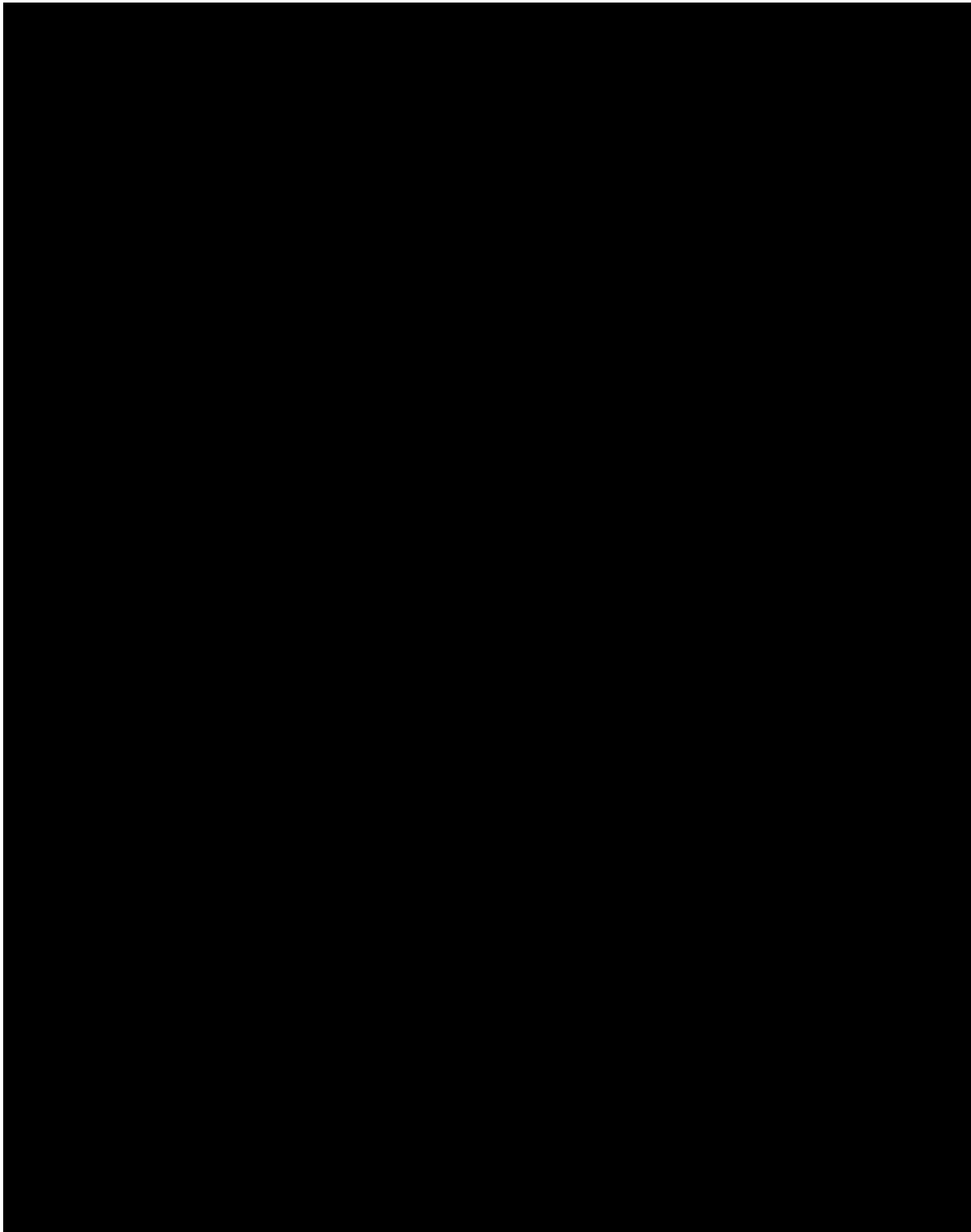
By [Adelaide Miller](#)

[ABC Investigations](#)

[Hospitality Industry](#)









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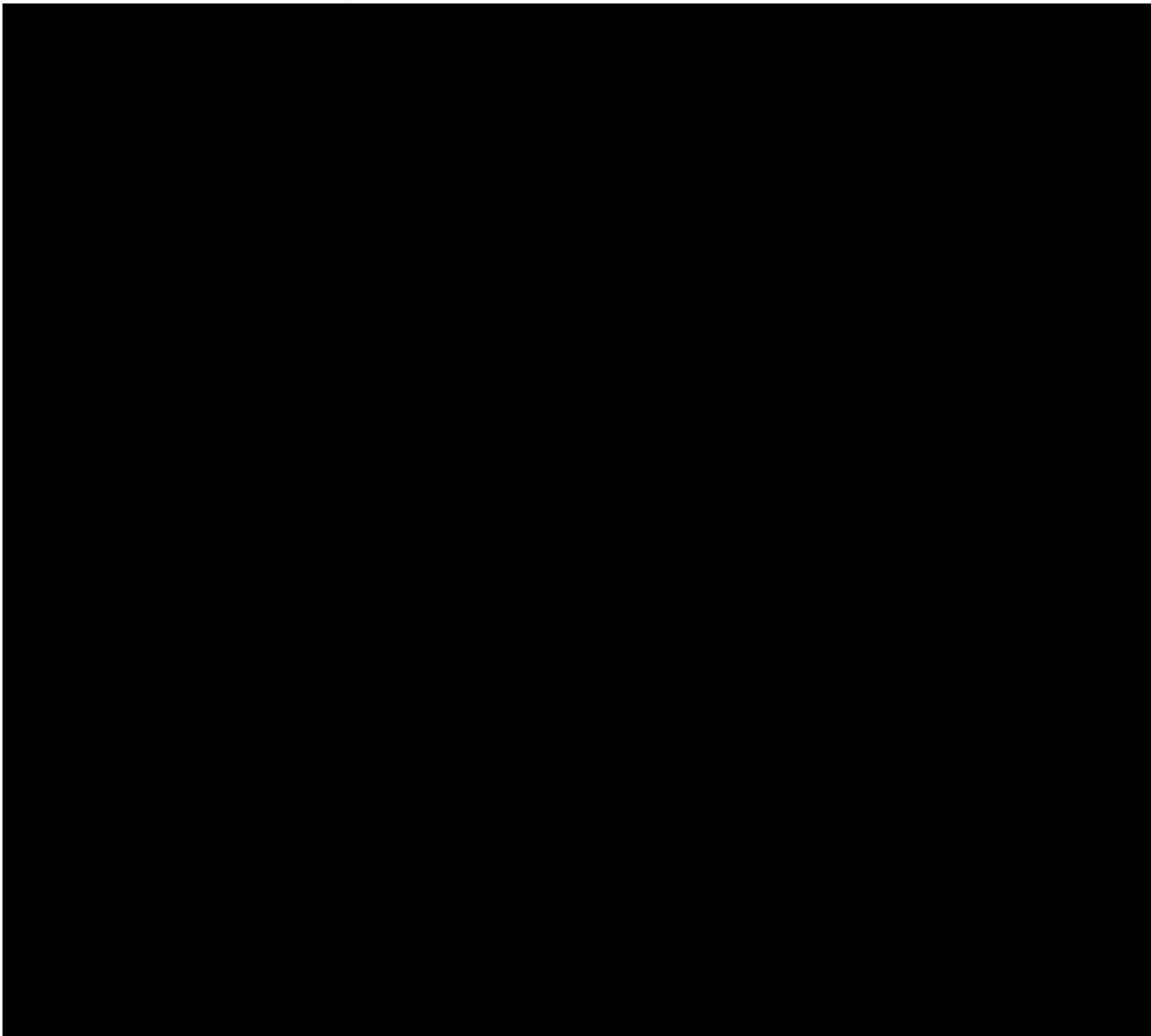
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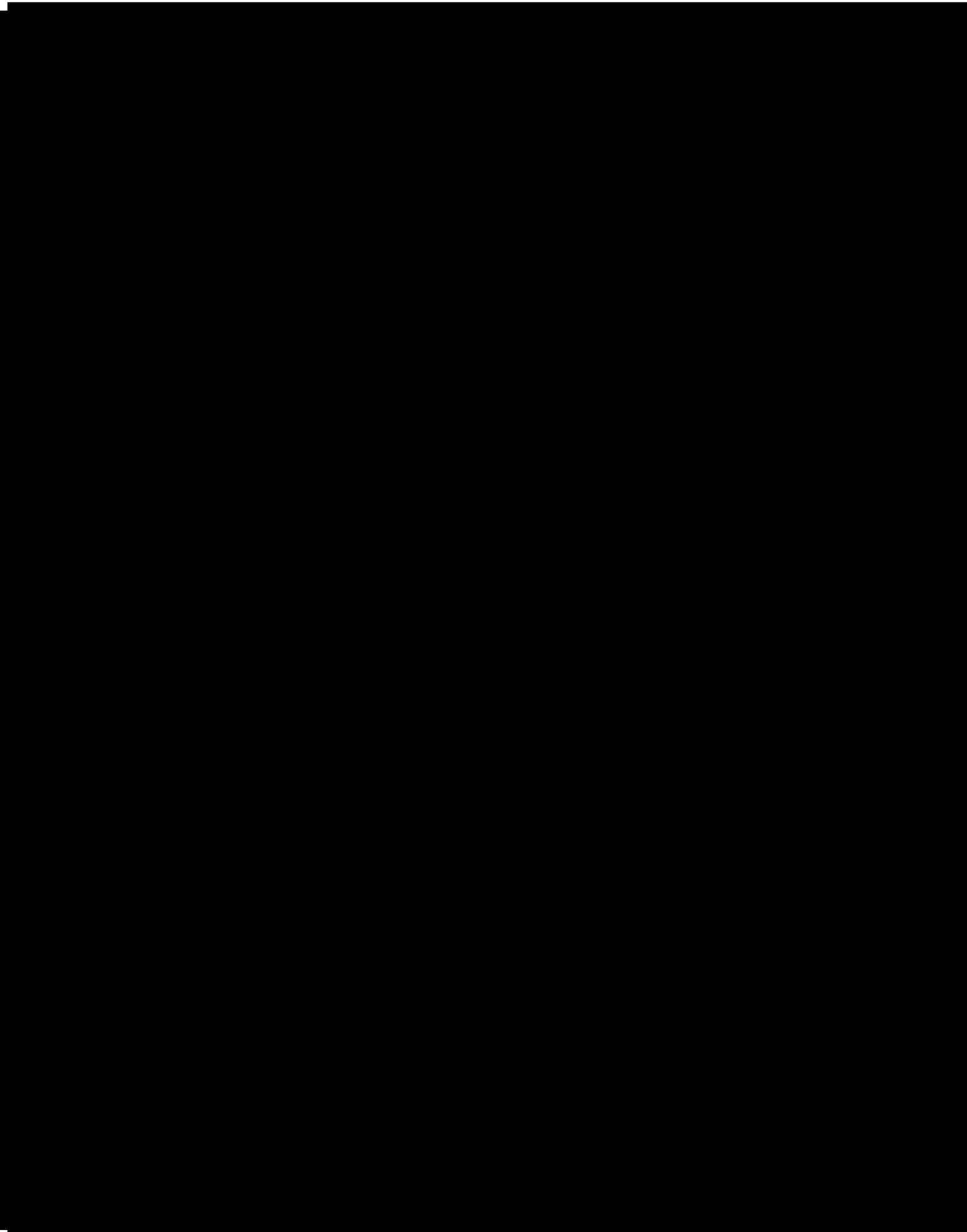
Posted Fri 6 Sep 2024 at 3:22pm

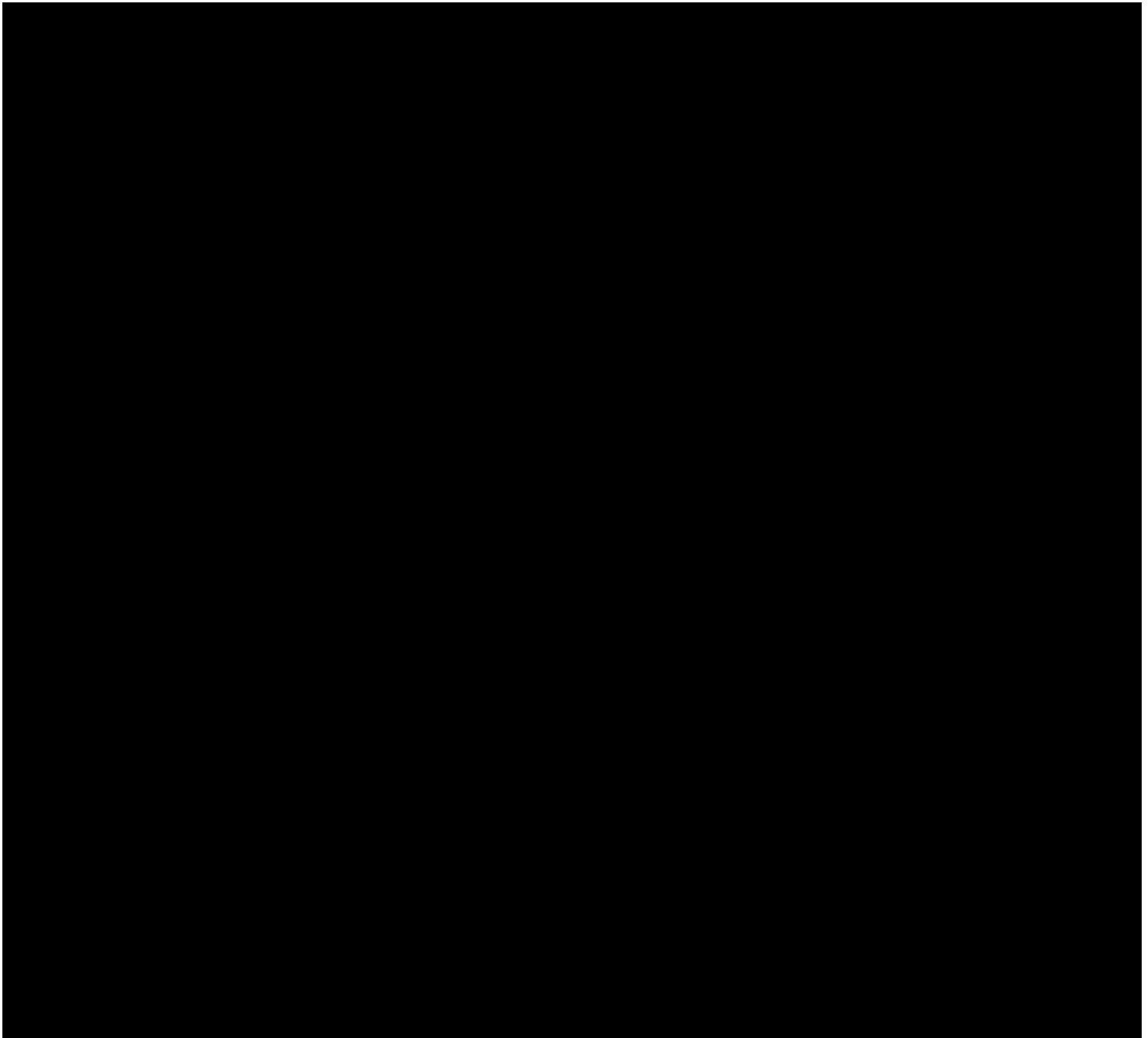
**ABC News has a fresh look**

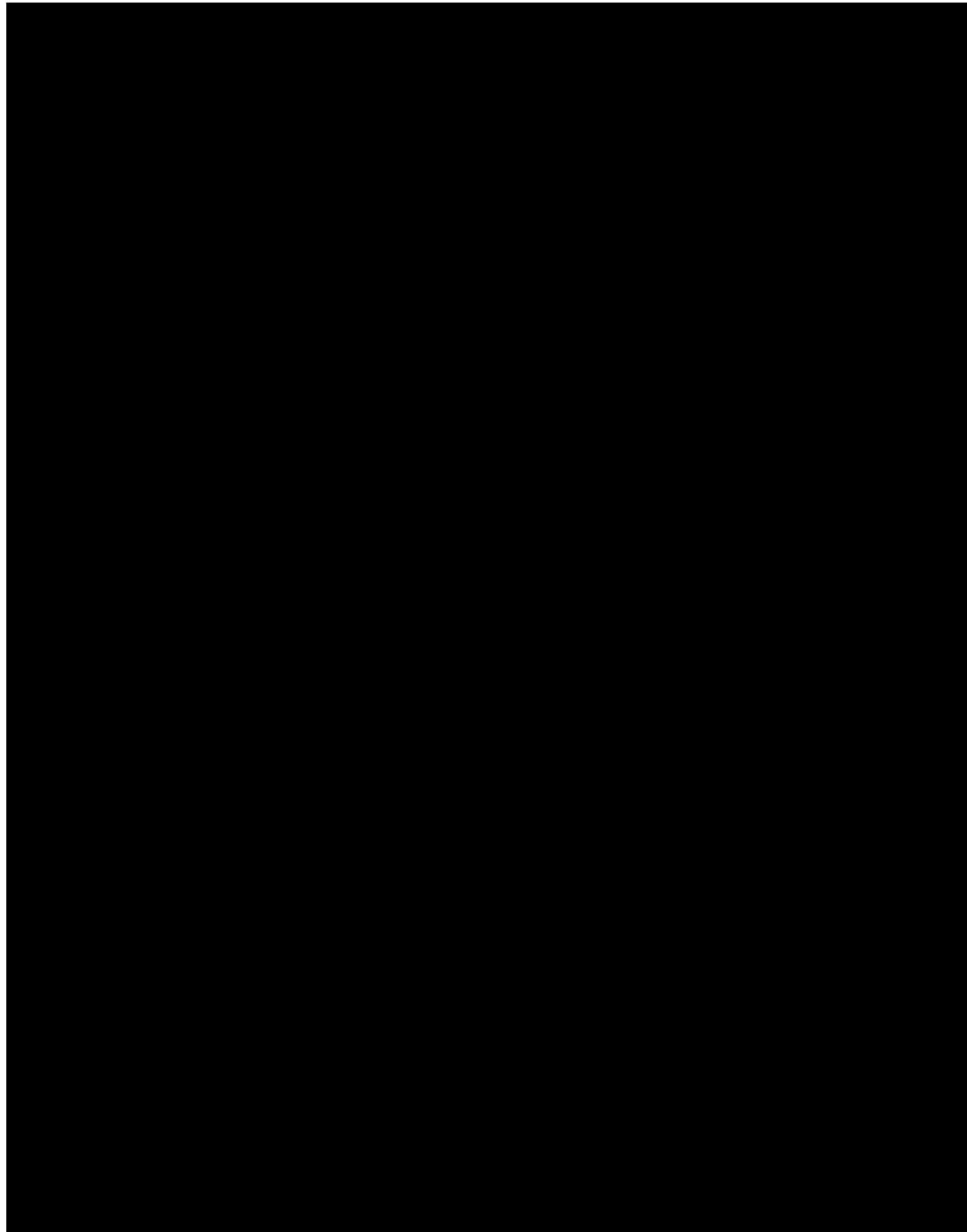
We've made it easier to find the stories that matter to you with a new homepage, personalised sections and more.

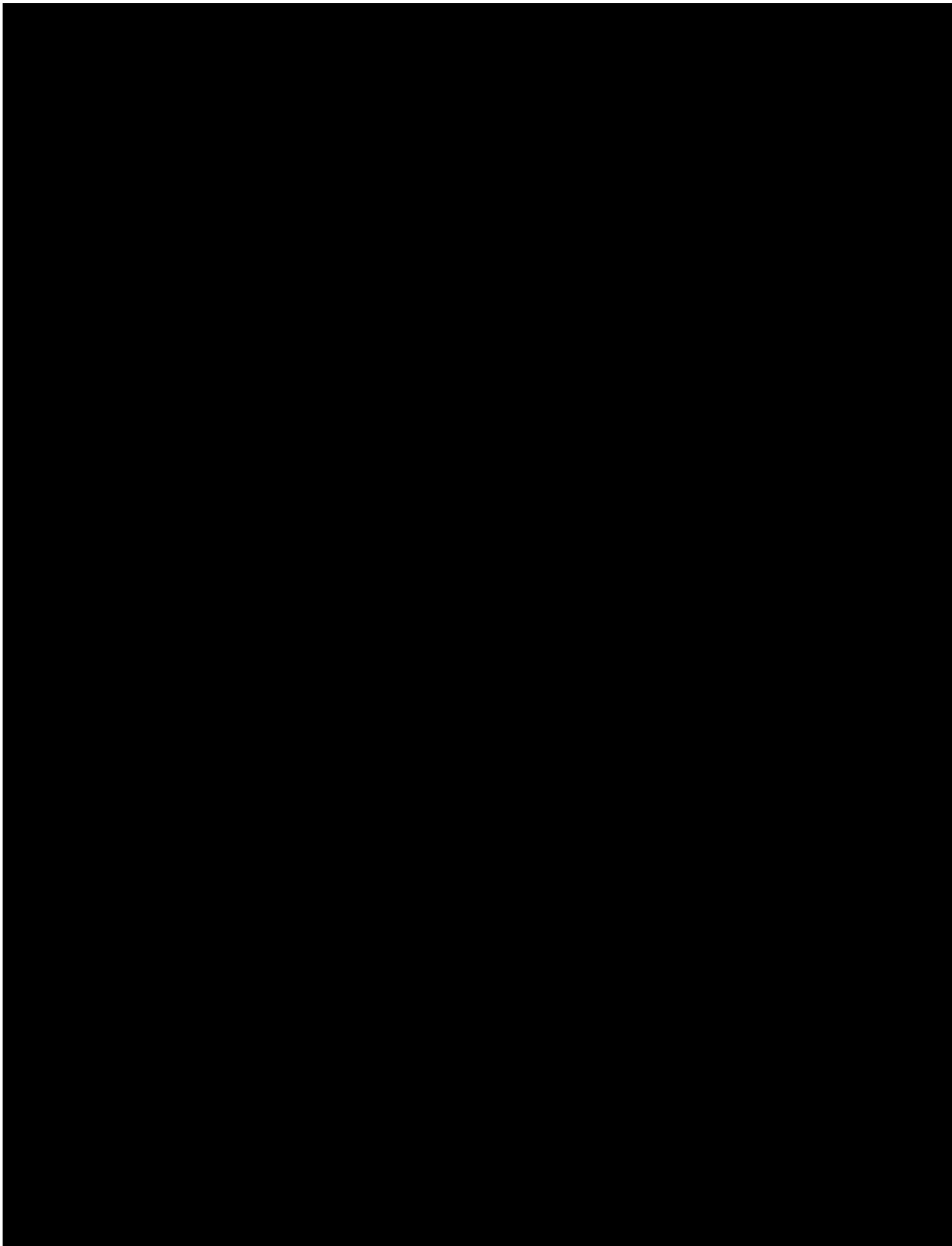
Former Merivale hospitality group staff allege culture of exploiting women and drug use at work

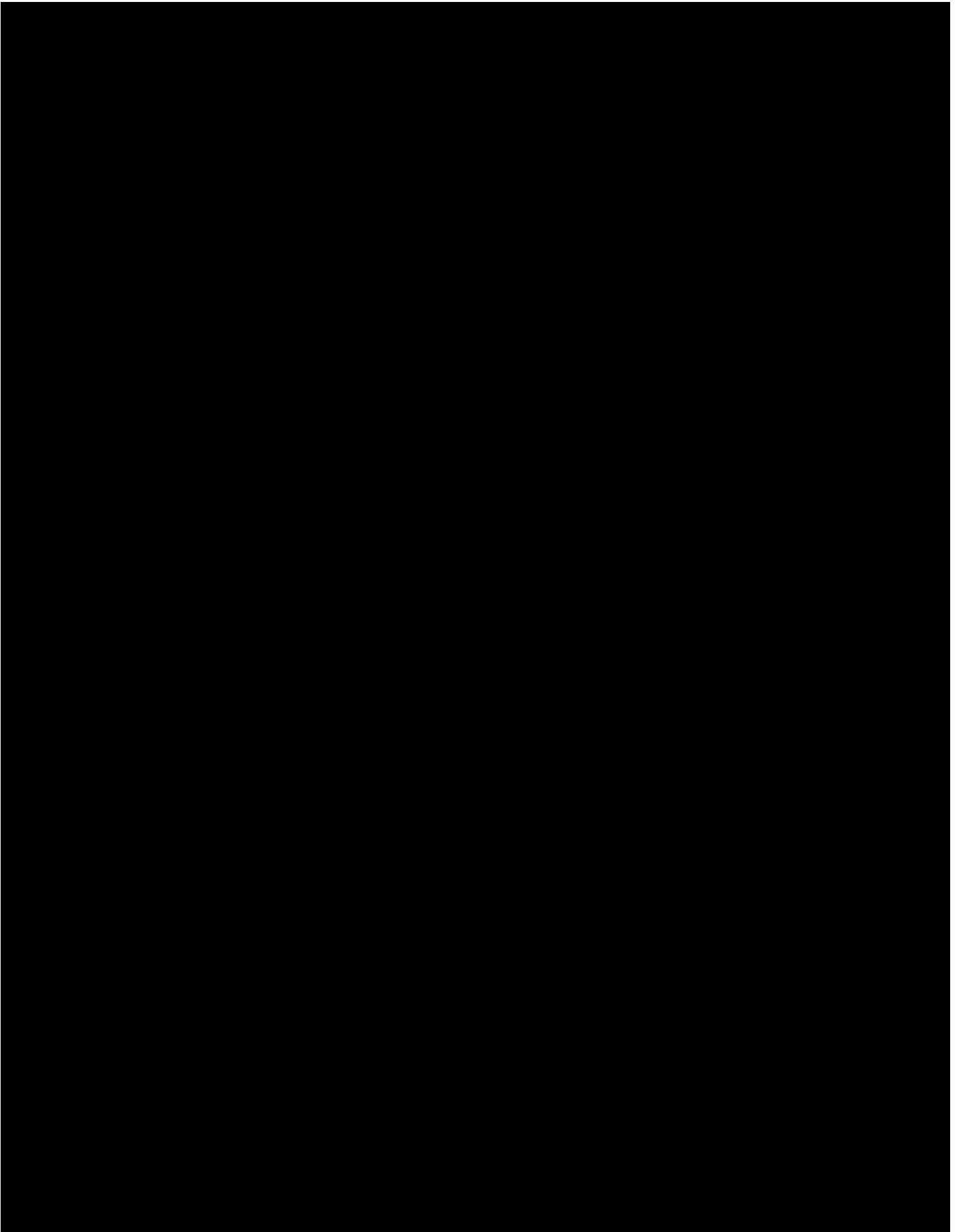
[By Adelaide Miller](#)[By Ninah Kopel](#)[ABC Investigations](#)[Hospitality Industry](#)

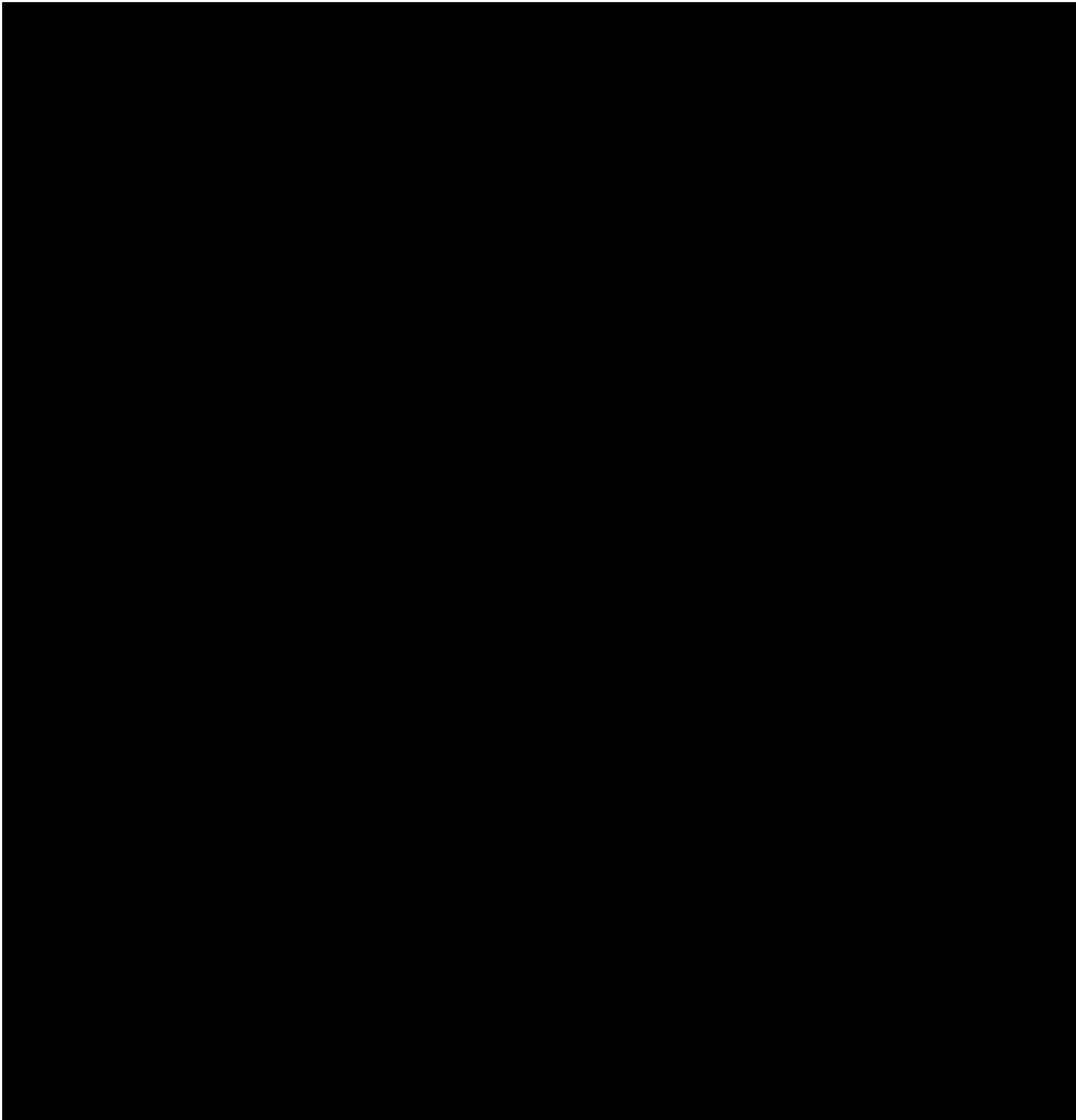


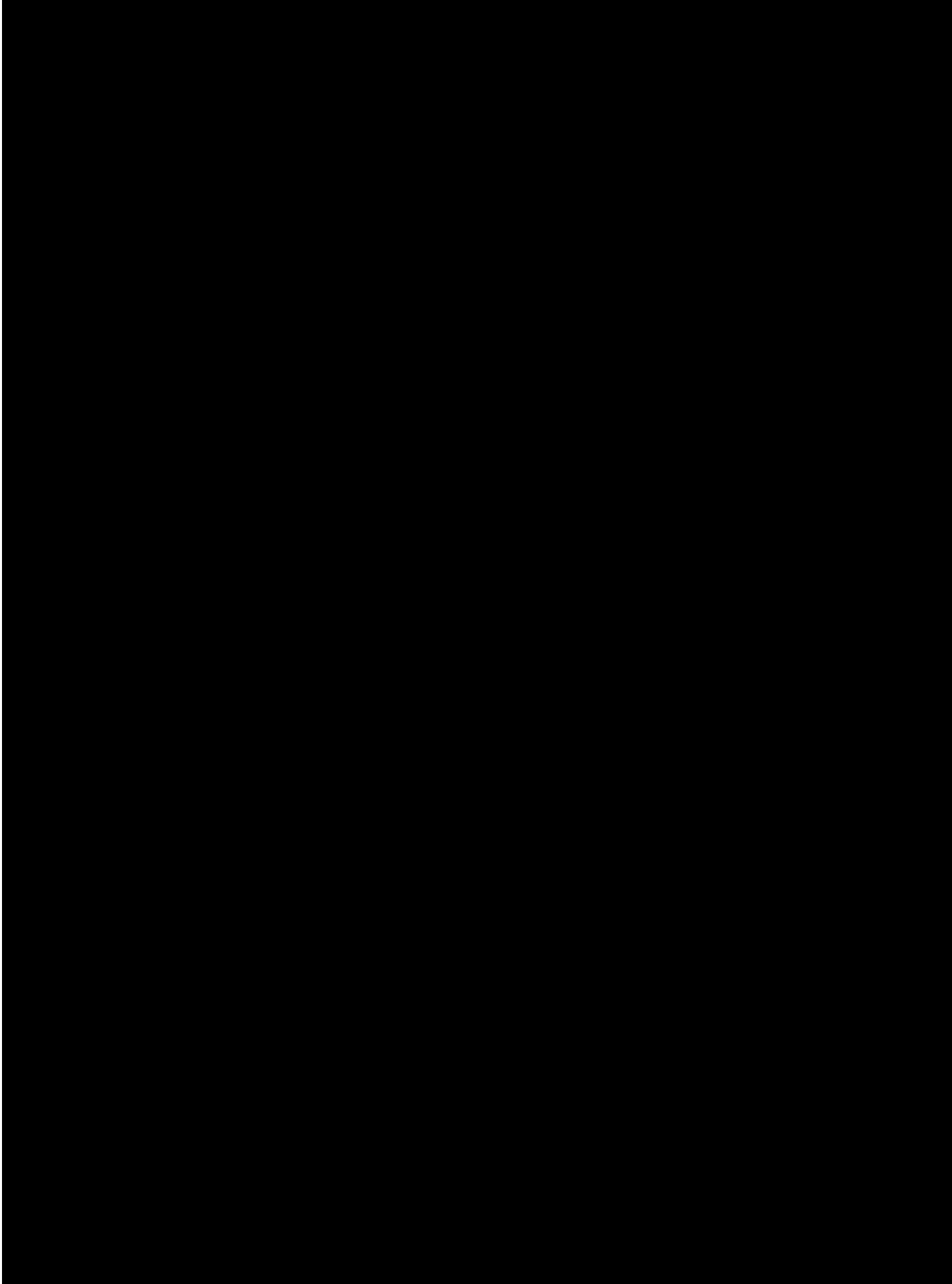


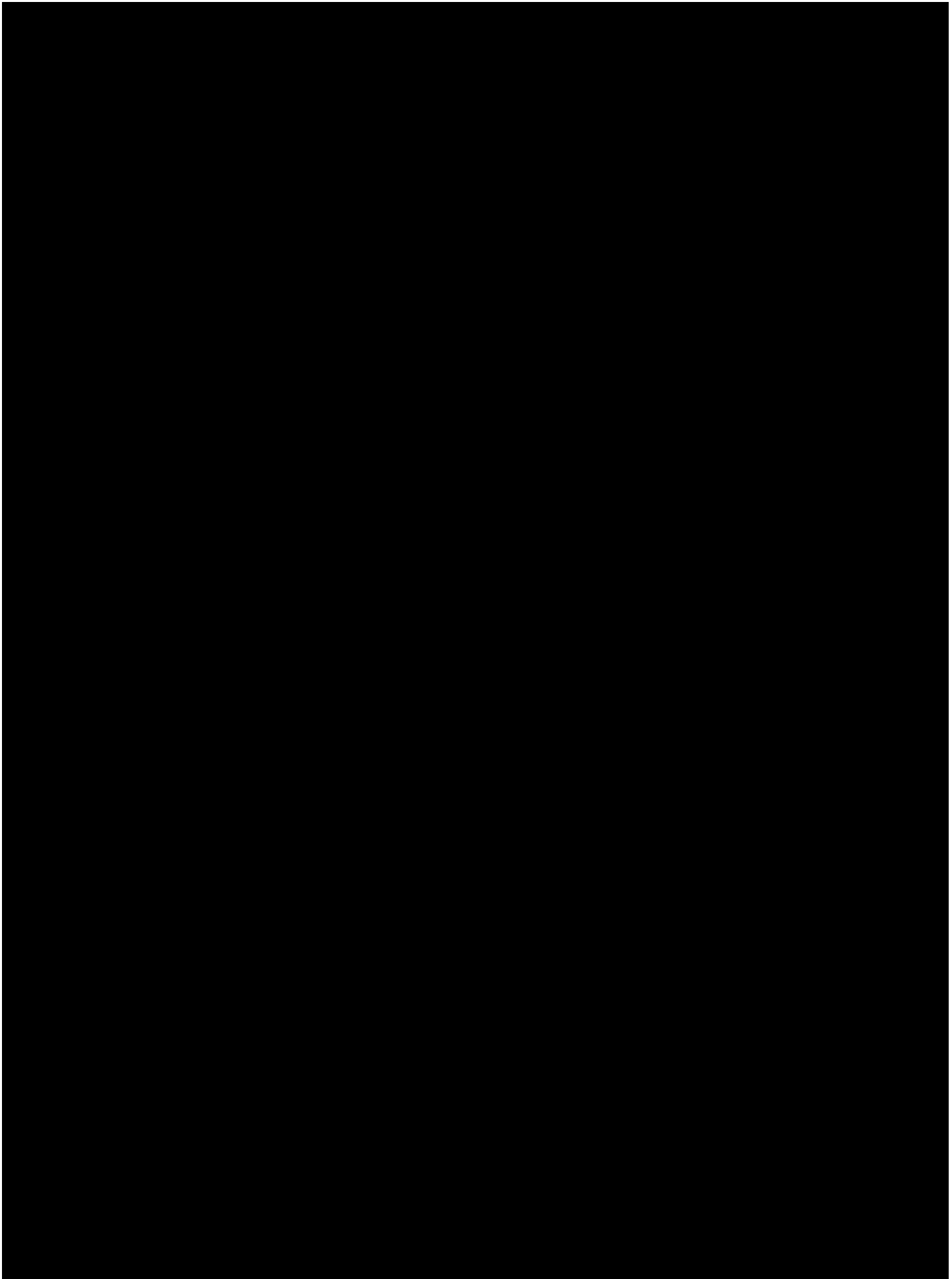


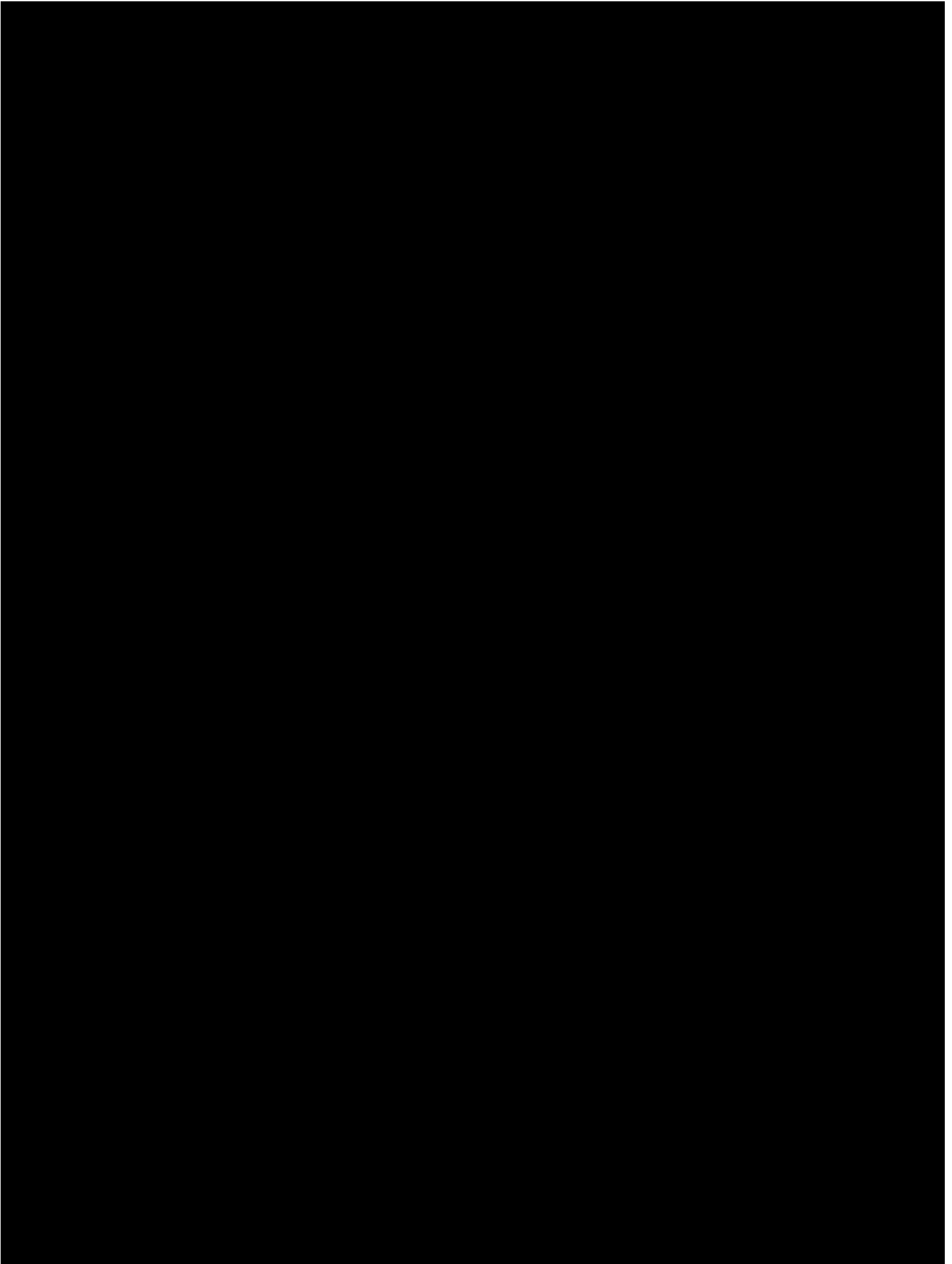


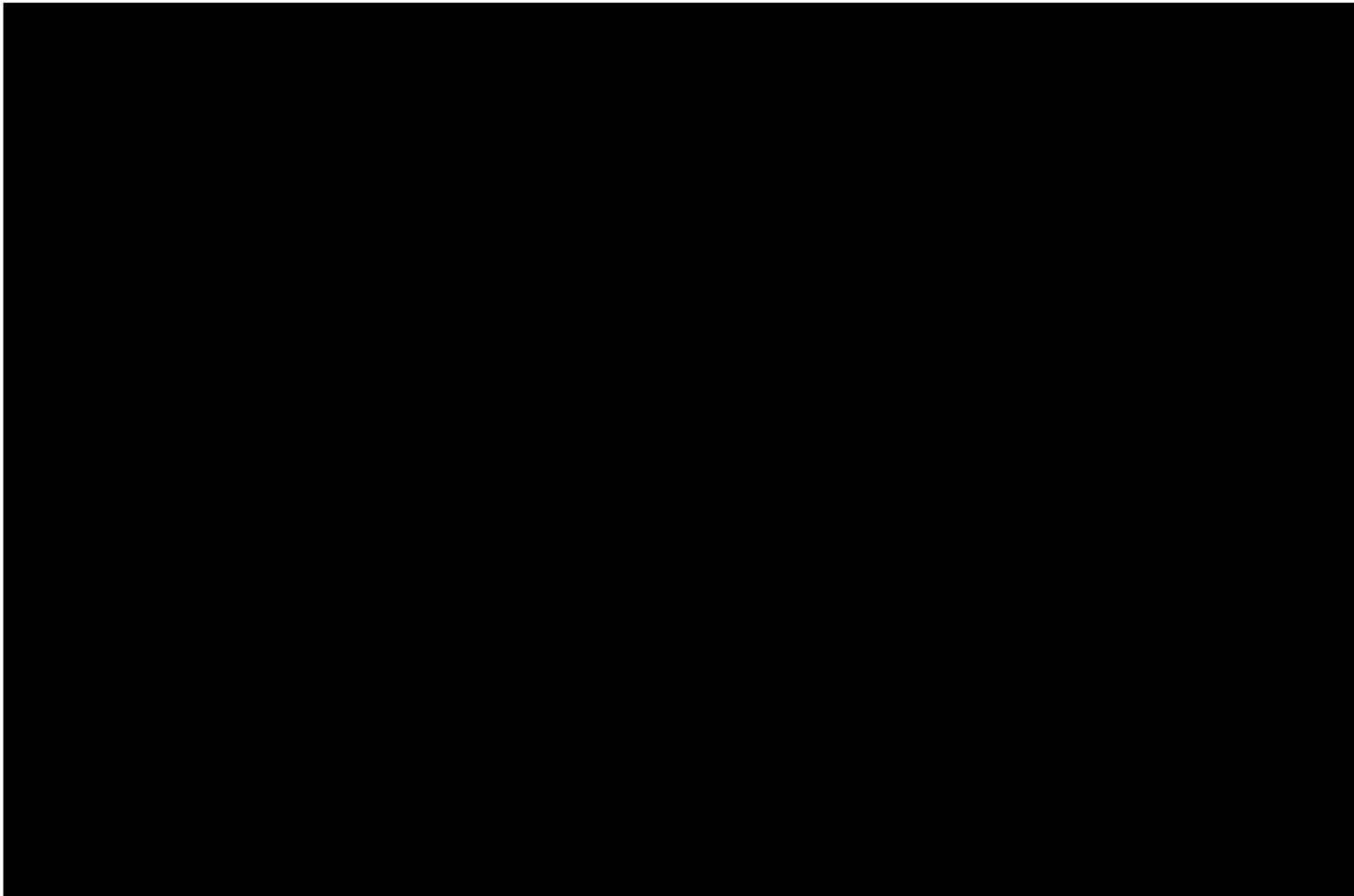












The ABC is continuing to investigate the hospitality industry.

If you have a story to share, you can securely contact **Adelaide Miller** on miller.adelaide@proton.me

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Posted Wed 4 Sep 2024 at 5:11 am

'This is not a good deal': Merivale's \$18m class action settlement derailed

A group of current and former employees alleging \$129 million in underpayments now wants to abandon the settlement agreement.



Bianca Hrovat

May 7, 2024

Read more

- [Brisbane restaurant takes on hospo giant Merivale in surprise counterclaim over name](#)
- [\\$300,000 is at the centre of a falling out between two Sydney hospo heavyweights](#)
- [‘They went to war with each other’: The rise and fall of a Sydney restaurant revolutionary](#)

MORE: [Restaurant news](#) [Merivale](#) [Justin Hemmes](#)



Bianca Hrovat – Bianca is Good Food's Sydney-based reporter.

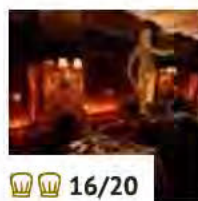
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EASY

Masterclass

Adam Liaw's retro-licious prawn cocktail (plus the simple seafood sauce that makes it sing)



👑👑 16/20

Review [Sydney](#)

Terry Durack saves one of the year's best openings until last for his final review



Cookbook extracts

Here are recipes from 30+ of the best cookbooks of 2024



Weekly meal planner

20 of Adam Liaw's best midweek recipes of 2024 to always have on standby



Good Food recommends

13 of Good Food's favourite foodie stocking fillers for \$20 or less



IGA Liquor

A very merry summer salad

From: DJ Chen
Sent on: Wednesday, December 18, 2024 11:15:16 PM

To: DASubmissions council
CC: David Cook
Subject: Re: 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.

Attention Marie Burge

Hi Marie

I would like to follow up on this submission made last week.

As mentioned the applicant Merivale does not have full owner consent to submit their proposal and other lot owners of 104-118 Clarence St Sydney have also not provided consent.

The motion for Merivale through the strata to submit the application is currently under challenge by owners of SP17719.

Are you available this week to discuss?

Many thanks

On Tue, Dec 10, 2024 at 3:47 PM DASubmissions wrote:

Thank you for your feedback

We will carefully consider the issues you have raised as part of our assessment.

For small developments, most decisions are made at an employee level. We'll let you know when a decision has been made and where you can get more information.

The [Local Planning Panel](#) determines applications for significant development. The [Central Sydney Planning Committee](#) determines applications over \$50 million. These meetings are open to the public in the Council Chambers at Sydney Town Hall. We'll let you know if the application will be considered at a meeting so you can attend and present your issues. We'll let you know the panel or committee's decision and where you can get more information.

Your feedback will not be kept confidential and will be made completely available on the City of Sydney's website, except for any identifying information you have already asked to be kept confidential. You do not need to reconfirm that these details be withheld.

If you were not aware of this and want some or all identifying information about you to be private, please email council@cityofsydney.nsw.gov.au. and tell us what identifying information you want kept private. We will still publish your feedback but with information which may identify you withheld.

Feedback is routinely placed on the NSW Planning Portal. Even when your privacy is requested, personal information within these copies will be available in the portal to applicants and external agencies.

Bill MacKay
Manager Planning Assessments

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From: Philip Low
Sent on: Wednesday, December 18, 2024 5:47:28 PM
To: dasubmissions
Subject: Submission - D/2024/1018 - 75 York Street SYDNEY NSW 2000 - Attention Marie Burge

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 Ms Burge,

RE: Concerns Regarding Development Application D/2024/1018 - 71-75 York Street, 46-52 King Street, and 104-118 Clarence Street, Sydney

As the owners of The Grace Hotel, located at 77-79 York Street, Sydney, we write to express our concerns regarding the proposed development application (D/2024/1018) for the Kings Green Precinct.

While we appreciate the efforts to activate heritage spaces and support Sydney's 24-hour economy, the development poses several challenges for our business operations and guest experience.

Key Concerns:

1. **Acoustic Impacts** : The extended operating hours, rooftop terraces, and live music venues may lead to heightened noise levels, particularly during late-night hours, impacting guests staying at the Grace Hotel. We urge the Council to ensure comprehensive noise mitigation strategies are implemented.
2. **Traffic and Access** : Increased pedestrian and vehicular traffic in the area could disrupt access to The Grace Hotel, especially given the limited nature of existing loading zones and egress points. We request a detailed traffic management plan to address these concerns.
3. **Heritage Preservation** : While we commend the adaptive reuse of adjacent heritage buildings, care must be taken to ensure the proposed developments complement, rather than detract from, the historical prominence of the heritage buildings in the precinct, including The Grace Building.
4. **Operational Infrastructure** : Shared access to infrastructure such as waste collection zones and service docks must be carefully managed to prevent overcrowding and delays.
5. **Light Pollution** : The lighting from activated rooftop terraces and other outdoor spaces must be controlled to avoid unnecessary light spill that could affect our guests' comfort.

We kindly request the opportunity to review mitigation measures proposed by the applicants to address these concerns and to engage in discussions regarding collaborative solutions.

Thank you for considering our submission. We look forward to working together to achieve a balanced outcome that benefits the community while preserving the integrity of The Grace Hotel's operations.

Yours sincerely,

Philip Low
Regional Director
Linkbond (Asia) Ltd

T: 02 9290 2200

M:

E:

From: Marie Burge
Sent on: Thursday, December 19, 2024 12:29:47 PM
To: DASubmissions
Subject: FW: Kings Green -D/2024/1018-Merivale CBD Pty Limited-71 York St & 104 Clarence St
Attachments: 2024.12.18-ltr-Arcidiacono to Council.pdf (4.32 MB), Title_1_174180.pdf (110.08 KB), Plan_DP174180.pdf (118.41 KB), Title_3_1271955.pdf (44.47 KB), Title_2_1271955.pdf (42.13 KB), Title_1_1271955.pdf (41.67 KB), Plan_DP1271955.pdf (245.76 KB), 2024.12.18-ltr Ken Hollyoak-re Strategy.pdf (1008.34 KB)

Hello,

Could you please register this submission to D/2024/1018 and send a receipt email?

Thanks,
Marie

From: Michael Austin
Sent: Wednesday, 18 December 2024 4:27 PM
To: City of Sydney
Cc: Anna Arcidiacono
Subject: Kings Green -D/2024/1018-Merivale CBD Pty Limited-71 York St & 104 Clarence St

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 MacKay,
I act for Mr & Mrs Arcidiacono and attach letter and enclosures in response to your letter of the 19 November 2024.
Could you please acknowledge receipt.
Thank you.
Regards
Michael

Michael Austin
MA Law & Associates

50 Paddington Street,
Paddington, NSW, 2021
&
4th Floor, 8 Spring Street,
Sydney, NSW, 2000

W: ma-law.com.au

E: [REDACTED]

P: 9960 3397

M: [REDACTED]

This email including any attachment may be confidential and/or privileged. If you are not the intended recipient, please delete this email and notify me promptly.

Liability limited by a scheme approved under Professional Standards Legislation.

Mr JA and Mrs AM Arcidiacono

100 Clarence Street

Sydney, NSW, 2000

18 December 2024

Mr Bill MacKay

Manager Planning Assessments

City of Sydney

Town Hall

456 Kent St

Sydney NSW 2000

By Email: [council](#)

Dear Mr MacKay

Applicant name: MERIVALE CBD PTY LIMITED

Reference number: D/2024/1018

Site address: 75 York Street, SYDNEY NSW 2000, 71 York Street, SYDNEY NSW 2000, 73 York Street, SYDNEY NSW 2000, 104-118 Clarence Street, SYDNEY NSW 2000, 46-52-King Street, SYDNEY NSW 2000

Proposed Development: Concept Development Application for Building Upgrades and the use of the precinct for food and drink and tourist and visitor accommodation uses.


Thank you for your letter 19 November 2024 seeking comments by the 18 December 2024.

We have a number of concerns about the proposal, including that it proposes use of land that we own. We have not given owners' consent to the application. The proposal also proposes use of land that we own over which easements exist, but the proposed use would not fall within the easement rights.

Further, you no doubt appreciate the lodged material is quite long and detailed and prepared by a number of consultants and comment requires some detailed consideration by our own subject matter experts, particularly as the titling to the sites and surrounds is complex.

As this is the case and given the time of year making it hard to access relevant disciplines to review the application on our behalf, we seek some additional time to supplement and make further comment if necessary.

That said we have been able to access some advice and comment as follows:



1. Traffic, Servicing and Waste Management Strategy

Please find attached letter from Ken Hollyoak Director, TTPP Transport Planning summarising the proponent's Strategy and raising specific concerns and concluding **"the Traffic Servicing And Waste Management Strategy Report (Arup 2024) is not workable in its current form."**

Comment-

We are the registered proprietors of 100 Clarence Street (Lot 1 in DP174180), the Laneway (Lot 3 in DP1271955), the Dock (Lot 2 in DP1271955) and the Passageway (Lot 1 in DP1271955). Please find attached Title search and deposited Plan.

There are no easements that burden our title at 100 Clarence Street. The rear of Lot 1 (that is, the eastern end) is an area we use for parking and access. The proposal to Council involves proposed use of our car parking area on Lot 1, but the proponent has no right or agreement to use that area at all and the space is required for use by us.

We use the areas called the Dock and the Laneway to access York Street. The Arup Strategy also seeks to use our title to those lots for ingress, egress, and turning. We are also concerned about the change/intensification of use of the Laneway. The rights granted by the existing easements over the Laneway and Dock benefit 71 York and 104 Clarence but do not allow for their exclusive use of that land. There are no rights for 73, 75 York Street or 46-52 King Street to use the Laneway. The proposal would involve an impermissible extension of the use of the Laneway and Dock easements to other lots that do not have the benefit of the easements.

2. Engagement report-Concept DA

The object of the engagement is stated as:

Provide accurate information about the proposal.

- Deliver an independent, transparent and accountable engagement process where stakeholders were able to give feedback and request further information.
- Create pathways for stakeholder feedback and interaction.
- Understand stakeholder concerns.

Comment-

Other than the minimalist contact received generically by letter there has been no meaningful engagement with us as a direct neighbour.

3. Acoustic Report

We have not been able to access a subject matter expert on this but are concerned about the effect acoustically on our property of the rooftop terrace relating to 104-118 Clarence Street and part of 71 and 75 York Street.



Our intention is to lodge a Development Application for our property and that application is likely to include a residential component and we think this should be taken into consideration as a likely future use.

4. Generally

We have no objection to a proposed development of the site and welcome the revitalisation of the City and this precinct, however it is important to have regard to the extent of our legal rights and the limited lawful use that the proponent can make of the Laneway and Dock; and also to the future of surrounding properties in the process and to ensure the compatibility with likely future uses.

Yours faithfully

A black rectangular box redacting the signature of Anna Arcidiacono.

Anna Arcidiacono (and on behalf of John Arcidiacono)



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/174180

SEARCH DATE	TIME	EDITION NO	DATE
4/12/2024	10:28 AM	40	14/6/2024

LAND

LOT 1 IN DEPOSITED PLAN 174180
AT SYDNEY
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST PHILIP COUNTY OF CUMBERLAND
TITLE DIAGRAM DP174180

FIRST SCHEDULE

ANNA MARIE ARCIDIACONO
JOHN ANTHONY ARCIDIACONO
AS JOINT TENANTS (CN AM125868)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1098657 EASEMENT FOR LIGHT & AIR VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1098657
- 3 DP1098657 RESTRICTION(S) ON THE USE OF LAND
- 4 AC477526 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING LOT 1 IN DP1052948 (CREATED BY ORDER OF COURT)
- 5 AC477527 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING LOT 1 IN DP619464 (CREATED BY ORDER OF COURT)
- 6 AN410955 LEASE TO APGP SIX PTY LIMITED OF SHOP 1, GROUND FLOOR, 100 CLARENCE STREET, SYDNEY. EXPIRES: 30/9/2022. OPTION OF RENEWAL: 3 YEARS. (SEE AP952442)
- 7 AT38558 LEASE TO SPECIALIST NEWS PTY LIMITED OF LEVEL 1, 100 CLARENCE STREET, SYDNEY. EXPIRES: 10/4/2026. OPTION OF RENEWAL: 2 YEARS.
- 8 AU147320 LEASE TO JTB SERVICES PTY LTD OF LEVEL BASEMENT 1, 100 CLARENCE STREET, SYDNEY. COMMENCES:15/07/2024. EXPIRES: 14/7/2028.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

ddm03micaus

PRINTED ON 4/12/2024

Obtained from NSW LRS on 04 December 2024 09 28 AM AEST

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A942015

Plan Form No. 6 (for transfers, leases, etc).

F.P.174180 (E)

Municipality of
 Shire of
 City of Sydney



PLAN



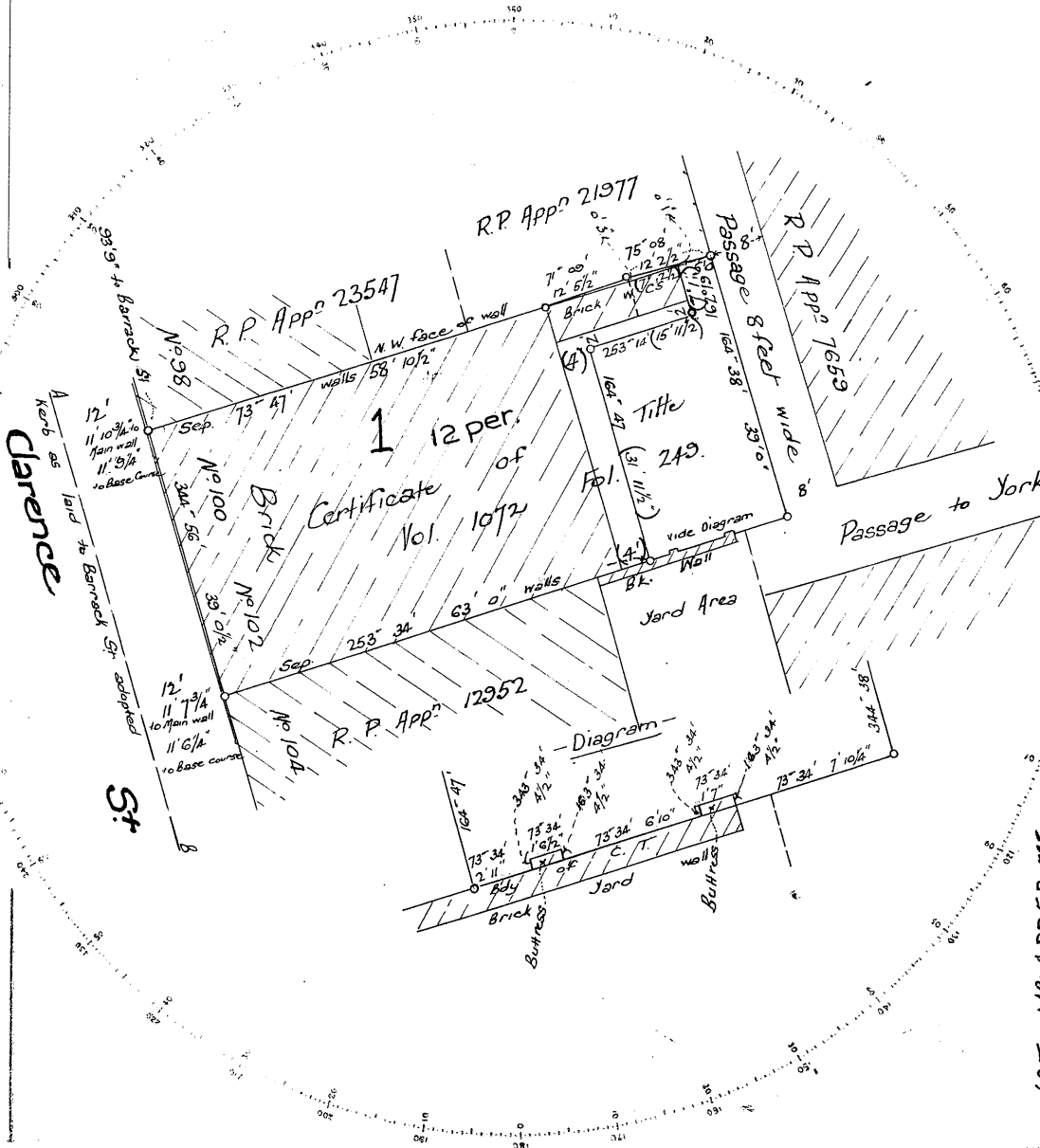
of land comprised in Certificate of Title Vol 1072 fol. 249.
 Parish of St Philip County of Cumberland

Scale 20 feet to an Inch

CONVERSION TABLE ADDED IN
 DEPARTMENT OF LANDS

FEET INCHES	METRES
1	0.025
2 1/2	0.064
3	0.076
4 1/2	0.114
7	0.178
1 6 1/2	0.470
1 7	0.483
2 11	0.610
4	0.889
5	1.219
6 10	1.524
7 1	2.083
7 10 1/2	2.129
7 10 1/4	2.197
8	2.394
11 6 1/4	2.438
11 7 3/4	3.512
11 9 1/4	3.520
11 10 3/4	3.588
12	3.626
12 2 1/2	3.658
12 5 1/2	3.721
15 11 1/2	3.797
31 11 1/2	6.864
39	9.741
39 0 1/2	11.087
58 10 1/2	11.900
63	17.945
93	19.202
	28.575

This margin to be left free from notation



AREA & BRACKETS OF INTERNAL CONNECTIONS ADDED IN LP1/NSW WIDE 2002/1998 19/9/2002

This is the plan marked "A" referred to in amended Transfer, from John & Joanne and others to P. J. Koeven and company limited Dated 15.2.1923

Signatures of parties to be made in this margin
John & Joanne
P. J. Koeven

Donald Henry Little of Sydney
 Licensed Surveyor, specially Licensed under the Real Property Act, do hereby solemnly
 and sincerely declare that the boundaries and measurements shown in this plan are
 correct for the purposes of the said Act, and that the survey of the land to which
 the plan relates has been made by me and I make
 this solemn declaration conscientiously believing the same to be true, and by virtue
 of the provisions of the Oaths Act, 1900.

BK66-2
15.2.1923
15.2.1923

Subscribed and declared before me at Sydney
 this 6th day of April A.D. 1923
A. D. H. Little

D. H. Little
 Licensed Surveyor

Date of Survey January 1923

Datum line of Azimuth A.B.

Here add by me or under my immediate supervision as the case may be



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/1271955

SEARCH DATE	TIME	EDITION NO	DATE
4/12/2024	10:28 AM	3	23/7/2024

LAND

LOT 3 IN DEPOSITED PLAN 1271955
AT SYDNEY
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST PHILIP COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1271955

FIRST SCHEDULE

ANNA MARIE ARCIDIACONO
JOHN ANTHONY ARCIDIACONO
AS JOINT TENANTS

SECOND SCHEDULE (21 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 RIGHT OF WAY BK T NO 153 AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 3 BK 8 NO 383 RIGHT OF WAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 4 AQ636148 RIGHT OF CARRIAGEWAY PURSUANT TO ORDER OF SUPREME COURT 2016/00187385 AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 5 BK 13 NO 293 RIGHT OF WAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 6 9789960 EASEMENT FOR LIGHT AND AIR AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED AS SET OUT IN 9789960
- 7 AA357985 EASEMENT FOR KEEPING IN PLACE SPRINKLER HEADS AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 AA357985 EASEMENT FOR KEEPING IN PLACE VENTILATION PIPE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 AA357985 EASEMENT FOR OVERHANG AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 AC477527 RIGHT OF FOOTWAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 11 AC477527 RIGHT OF CARRIAGEWAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 12 AC477527 EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- * 13 AQ691987 CAVEAT BY ANNA MARIE ARCIDIACONO & JOHN ANTHONY

END OF PAGE 1 - CONTINUED OVER

ddm03micaus

PRINTED ON 4/12/2024

FOLIO: 3/1271955

PAGE 2

SECOND SCHEDULE (21 NOTIFICATIONS) (CONTINUED)

		ARCIDIACONO
14	AT821503	EASEMENT FOR REPAIRS (COURT ORDER) AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
15	AT821503	EASEMENT FOR SERVICES (COURT ORDER) AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
16	AT821503	EASEMENT TO PERMIT OVERHANGING STRUCTURES TO REMAIN (COURT ORDER) AFFECTING THE PARTS DESIGNATED (A), (B) AND (C) IN DP1287681
17	AT821503	EASEMENT TO PERMIT OVERHANGING STRUCTURES TO REMAIN (COURT ORDER) AFFECTING THE PARTS DESIGNATED (A1) & (B1) IN DP1287681
18	AT821503	EASEMENT TO PERMIT OVERHANGING STRUCTURES TO REMAIN (COURT ORDER) AFFECTING THE PART DESIGNATED (D) IN DP1287681
19	AT821503	EASEMENT TO PERMIT OVERHANGING STRUCTURES TO REMAIN (COURT ORDER) AFFECTING THE PART DESIGNATED (E) IN DP1287681
20	AT821503	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (COURT ORDER) AFFECTING THE PARTS DESIGNATED (F) & (G) IN DP1287681
21	AT821503	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (COURT ORDER) AFFECTING THE PART DESIGNATED (H) IN DP1287681

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

ddm03micaus

PRINTED ON 4/12/2024

Obtained from NSW LRS on 04 December 2024 09:28 AM AEST

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1271955

SEARCH DATE	TIME	EDITION NO	DATE
5/12/2024	10:42 AM	4	23/7/2024

LAND

LOT 2 IN DEPOSITED PLAN 1271955
AT SYDNEY
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST PHILIP COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1271955

FIRST SCHEDULE

ARCHER LUBES PTY LTD

SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AQ691985 CAVEAT BY ARCHER LUBES PTY LTD
- 3 AQ636148 RIGHT OF CARRIAGEWAY PURSUANT TO ORDER OF SUPREME COURT 2016/00187385 AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- * 4 AS815641 CAVEAT BY THE OWNERS-STRATA PLAN NO. 61233
- * 5 AS815642 CAVEAT BY THE OWNERS-STRATA PLAN NO. 61233
- 6 AT821504 RIGHT OF CARRIAGEWAY (COURT ORDER) AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 7 AT821504 EASEMENT FOR REPAIRS (COURT ORDER) AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 8 AT821504 EASEMENT FOR SERVICES (COURT ORDER) AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 9 AT821504 EASEMENT TO TO PERMIT OVERHANGING STRUCTURES TO REMAIN (COURT ORDER) AFFECTING THE PARTS DESIGNATED (A), (B) & (C) IN DP1287681
- 10 AT821504 EASEMENT TO TO PERMIT OVERHANGING STRUCTURES TO REMAIN (COURT ORDER) AFFECTING THE PART DESIGNATED (E) IN DP1287681
- 11 AT821504 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (COURT ORDER) AFFECTING THE PARTS DESIGNATED (F) & (G) IN DP1287681

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

ddm03micaus

PRINTED ON 5/12/2024



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1271955

SEARCH DATE	TIME	EDITION NO	DATE
5/12/2024	10:46 AM	1	16/6/2021

LAND

LOT 1 IN DEPOSITED PLAN 1271955
AT SYDNEY
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST PHILIP COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1271955

FIRST SCHEDULE

JELPO PTY LIMITED

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 RIGHT OF WAY BK T NO 153 AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 3 BK 1 NO 111 RIGHT OF WAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 4 BK 13 NO 293 RIGHT OF WAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 5 9789960 EASEMENT FOR LIGHT AND AIR AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED AS SET OUT IN 9789960
- 6 AC477526 RIGHT OF FOOTWAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 7 AC477526 RIGHT OF CARRIAGEWAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 8 AC477526 EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED

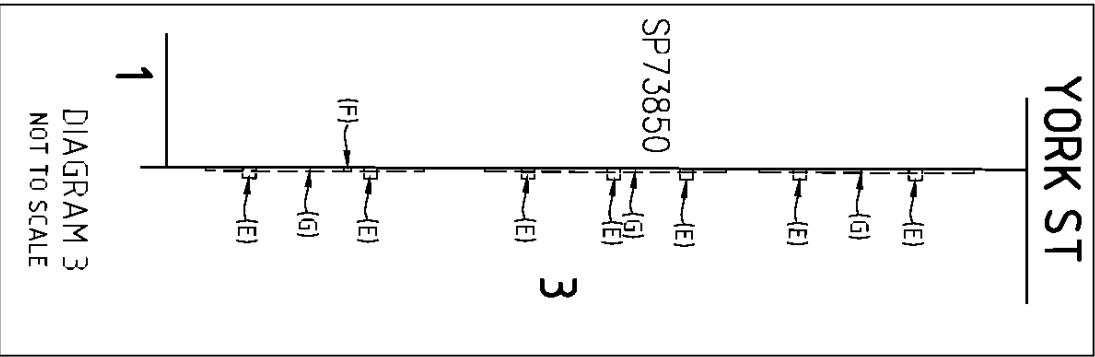
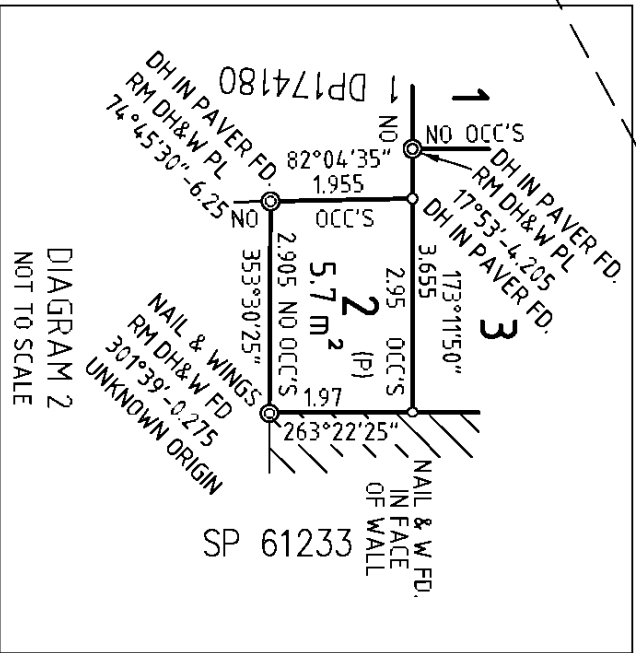
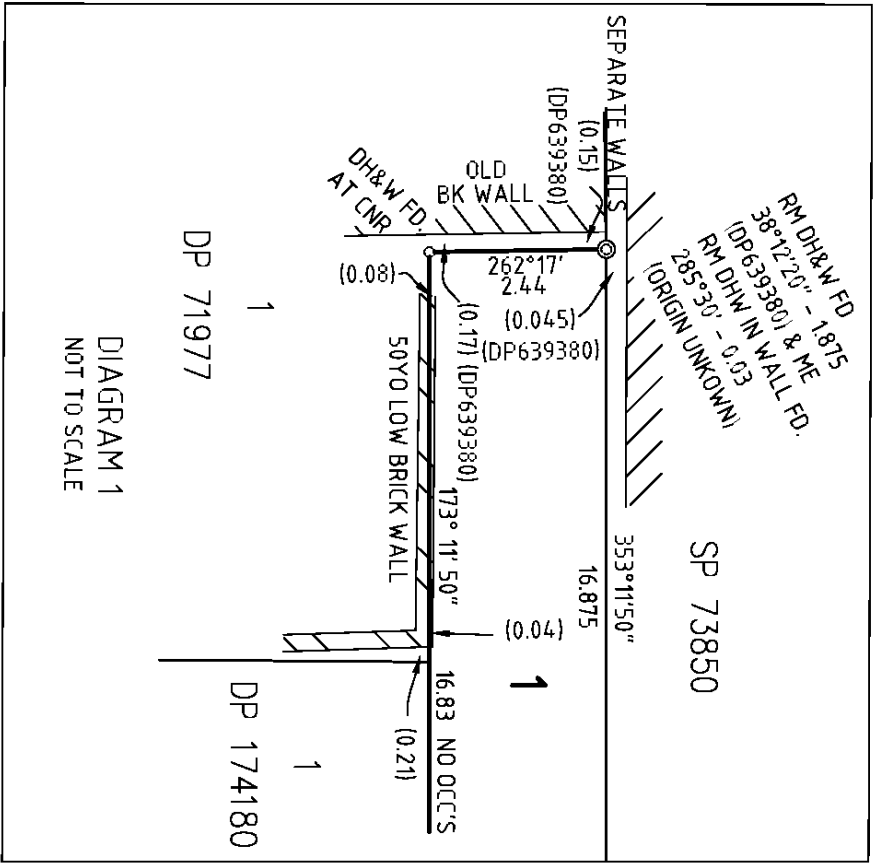
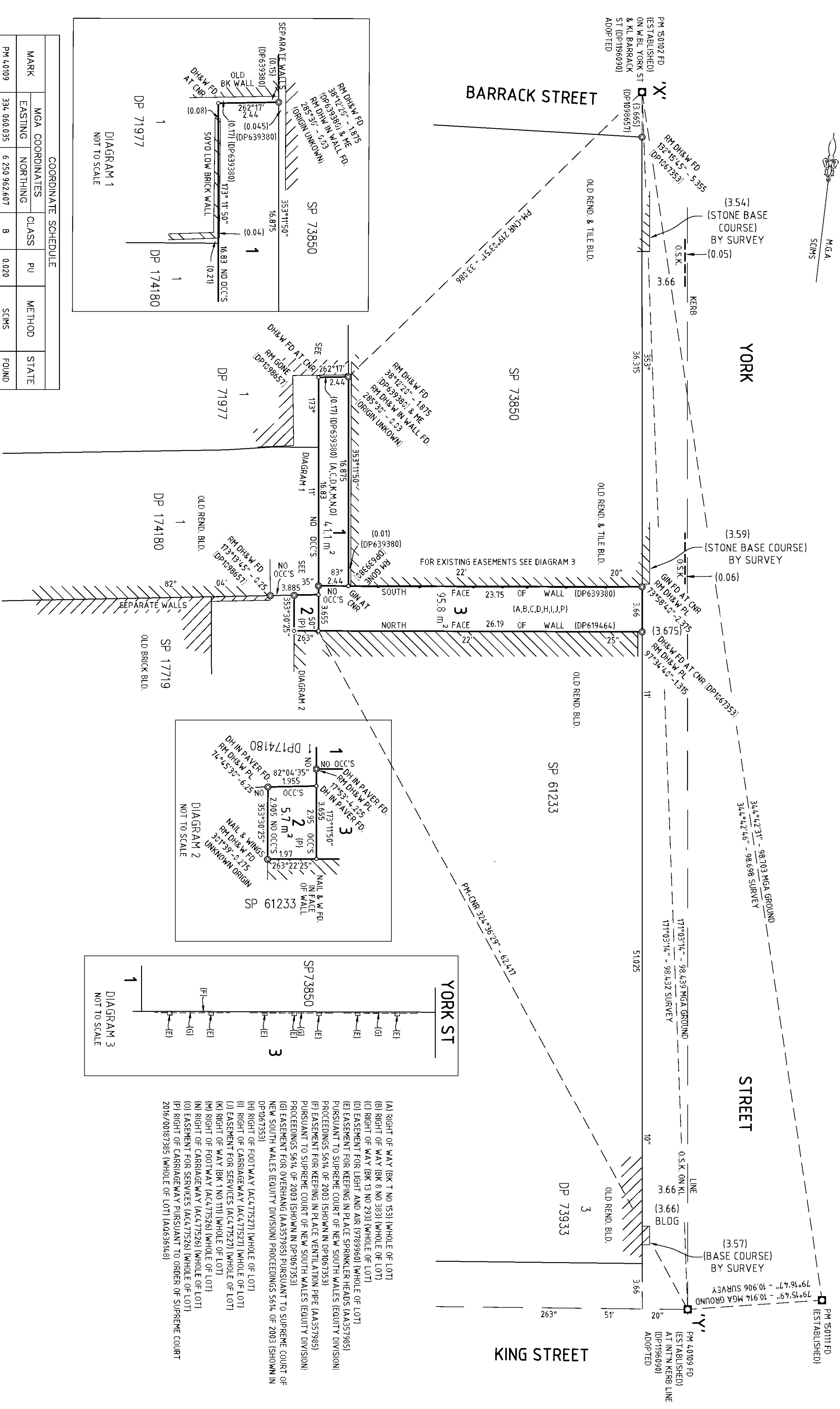
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

dmd03micau

PRINTED ON 5/12/2024



- (A) RIGHT OF WAY (BK T NO 153) (WHOLE OF LOT)
 (B) RIGHT OF WAY (BK 8 NO 383) (WHOLE OF LOT)
 (C) RIGHT OF WAY (BK 13 NO 293) (WHOLE OF LOT)
 (D) EASEMENT FOR LIGHT AND AIR (9789960) (WHOLE OF LOT)
 (E) EASEMENT TO SUPREME COURT OF NEW SOUTH WALES (EQUITY DIVISION) PURSUANT TO SUPREME COURT OF NEW SOUTH WALES (EQUITY DIVISION) PROCEEDINGS 5614 OF 2003 (SHOWN IN DP1067353)
 (F) EASEMENT FOR KEEPING IN PLACE VENTILATION PIPE (AA357985) PURSUANT TO SUPREME COURT OF NEW SOUTH WALES (EQUITY DIVISION) PROCEEDINGS 5614 OF 2003 (SHOWN IN DP1067353)
 (G) EASEMENT FOR OVERHANG (AA357985) PURSUANT TO SUPREME COURT OF NEW SOUTH WALES (EQUITY DIVISION) PROCEEDINGS 5614 OF 2003 (SHOWN IN DP1067353)
 (H) RIGHT OF FOOTWAY (AC477527) (WHOLE OF LOT)
 (I) RIGHT OF CARRIAGEWAY (AC477527) (WHOLE OF LOT)
 (J) EASEMENT FOR SERVICES (AC477527) (WHOLE OF LOT)
 (K) RIGHT OF WAY (BK 1 NO 11) (WHOLE OF LOT)
 (L) RIGHT OF FOOTWAY (AC477526) (WHOLE OF LOT)
 (M) RIGHT OF CARRIAGEWAY (AC477526) (WHOLE OF LOT)
 (N) RIGHT OF CARRIAGEWAY PURSUANT TO ORDER OF SUPREME COURT 2016/00187385 (WHOLE OF LOT) (AO636148)

COORDINATE SCHEDULE				
MARK	MGA COORDINATES		CLASS	PU
	EASTING	NORTHING		
PM 4.0109	334.060.035	6.250.962.607	B	0.020
PM 150102	334.044.728	6.251.059.842	B	0.020
PM 150111	334.070.757	6.250.964.640	B	0.020
DATE OF SCMS COORDINATES: 26-OCT-2020				
COMBINED SCALE FACTOR: 0.999933			MGA ZONE: 56	MGA DATUM: GDA2020
			SCMS	FOUND
			SCMS	FOUND
			SCMS	FOUND

SURVEYOR
 Name: ROBERT SEYMOUR DAVIDSON
 Date: 3rd NOVEMBER 2020
 Reference: J10433


PLAN OF DELIMITATION OF
 LOT 1 IN DP 619464 AND
 LOTS 1 AND 2 IN DP 1052948

L.G.A.: SYDNEY
 Locality: SYDNEY
 Reduction Ratio: 1:200
 Lengths are in metres.

REGISTERED
 16.6.2021


DP1271955

ePlan

PLAN FORM 6_E (2020)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 5 sheet(s)	
Registered:  16.6.2021 Title System: TORRENS		Office Use Only		Office Use Only	
		DP1271955			
PLAN OF DELIMITATION OF LOT 1 IN DP 619464 AND LOTS 1 AND 2 IN DP 1052948		LGA: SYDNEY Locality: SYDNEY Parish: ST PHILIP County: CUMBERLAND			
Survey Certificate I, ROBERT SEYMOUR DAVIDSON of Geodesy Pty Ltd a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: (a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 03-Nov-2020 (b) Partial Survey (c) Compilation Datum Line: 'X'-Y' Type: Urban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Electronic signature affixed by me (ROBERT DAVIDSON) Signature:  Dated: 15-Dec-2020 Surveyor Identification No: 8965 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>		Crown Lands NSW Western Lands Office Approval- I, _____ (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: _____ Date: _____ File Number: _____ Office: _____			
		Subdivision Certificate- I, _____ certify that the provisions of section 6.15 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: _____ Registration number: _____ Consent Authority: _____ Date of endorsement: _____ Subdivision Certificate number: _____ File number: _____			
Plans used in the preparation of survey. DP57659, DP61553, DP80148, DP174180, DP619464, DP1052948, DP1067353, DP1098657, DP1196090		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.			
Surveyor's Reference: J10433					

ePlan

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 5 sheet(s)

Registered:  16.6.2021 Office Use Only

Office Use Only

DP1271955

PLAN OF DELIMITATION

OF LOT 1 IN DP 619464 AND
LOTS 1 AND 2 IN DP 1052948

Subdivision Certificate number: _____

Date of Endorsement: _____

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

CITY OF SYDNEY

THE DEFINITION OF THE ALIGNMENT OF:
York Street

TO THE EXTENT SHOWN HEREON IS
SATISFACTORY TO THE COUNCIL OF
THE CITY OF SYDNEY


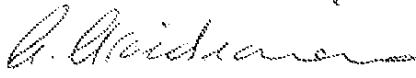

Donald James Urquhart
REGISTERED SURVEYOR
19/01/2021

STREET ADDRESS FOR ALL LOTS ARE NOT AVAILABLE.

If space is insufficient use additional annexure sheet

Surveyor's Reference: J10433


ePlan

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 5 sheet(s)
Registered:  16.6.2021	Office Use Only	Office Use Only
PLAN OF DELIMITATION OF LOT 1 IN DP 619464 AND LOTS 1 AND 2 IN DP 1052948		DP1271955
Subdivision Certificate number: _____ Date of Endorsement: _____		
		<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) SSI Regulation 2017• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919• Signatures and seals- see 195D Conveyancing Act 1919• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
Name of the Registered Proprietor : ANNA MARIE ARCIDIACONO		
Signature of the Registered Proprietor: 		
Name of the Registered Proprietor : JOHN ANTHONY ARCIDIACONO		
Signature of the Registered Proprietor: 		
Surveyor's Reference: J10433		

ePlan

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 5 sheet(s)

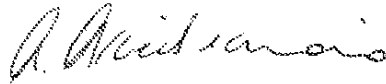
Registered:  16.6.2021	Office Use Only
PLAN OF DELIMITATION OF LOT 1 IN DP 619464 AND LOTS 1 AND 2 IN DP 1052948	DP1271955
Subdivision Certificate number: _____ Date of Endorsement: _____	This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear below pursuant to the authority specified.

Company name : JELPO PTY LIMITED

Company ACN or ABN : 087 302 092

Authority : section 127 of the Corporations Act 2001

Signature : 

Signature :

Name : ANNA M. ARCIDIACONO


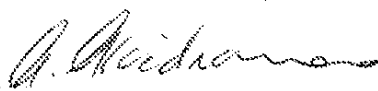
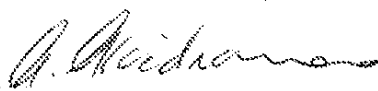
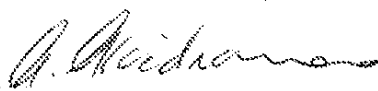
Name :

Position : Please Choose DIRECTOR

Position : Please Choose

Surveyor's Reference: J10433

ePlan

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 5 of 5 sheet(s)						
<div>Office Use Only</div> <div>Registered:  16.6.2021</div>		<div>Office Use Only</div> <div>DP1271955</div>						
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Subdivision Certificate number: _____ Date of Endorsement: _____								
<p>Executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear below pursuant to the authority specified.</p> <p>Company name : ARCHER LUBES PTY LTD</p> <p>Company ACN or ABN : 108582323</p> <p>Authority : section 127 of the Corporations Act 2001</p> <table><tbody><tr><td>Signature : </td><td>Signature :</td></tr><tr><td>Name : ANNA M. ARCIDIACONO</td><td>Name :</td></tr><tr><td>Position : Please Choose DIRECTOR</td><td>Position : Please Choose</td></tr></tbody></table>			Signature : 	Signature :	Name : ANNA M. ARCIDIACONO	Name :	Position : Please Choose DIRECTOR	Position : Please Choose
Signature : 	Signature :							
Name : ANNA M. ARCIDIACONO	Name :							
Position : Please Choose DIRECTOR	Position : Please Choose							
Surveyor's Reference: J10433								

Our Ref: 24378

16 December 2024

MA Law & Associates
50 Paddington Street
Paddington NSW 2021

Attention: Michael Austin

Dear Michael,

**RE: KING STREET DEVELOPMENT – D/2024/1018
REVIEW OF TRAFFIC SERVICING AND WASTE MANAGEMENT STRATEGY REPORT (ARUP 2024)**

As requested, please find herein The Transport Planning Partnership (TPPP) traffic and parking assessment for the above proposed development.

Introduction

1. I have read the information you have forwarded to me.
2. My work has been primarily involved a review of the Arup report entitled Traffic Servicing And Waste Management Strategy Report (Arup 2024) which accompanied the proposal.

The Arup Report

3. The report notes that Kings Green Precinct intends to create a mixed use 24 hour venue with around 4376m² of hotel, 9,997m² of food and beverage and 1,384m² of ancillary Hotel Office Premises
4. It is the intention that the site servicing and waste collection is to be served by utilising existing streets and laneways.
5. Specifically, the intention is to use the existing laneway which connects from York Street to the rear of 71 York Street and 104-118 Clarence Street. Currently, a small number of vehicles access via this laneway and additionally the Arup report notes that a private contractor collects waste from the laneway using an SRV sized vehicle (although some tenants have council collections on street).

6. The Arup report prepared for the current proposal indicates all of the loading zones around the site and show the existing laneway and the proposed service yard.

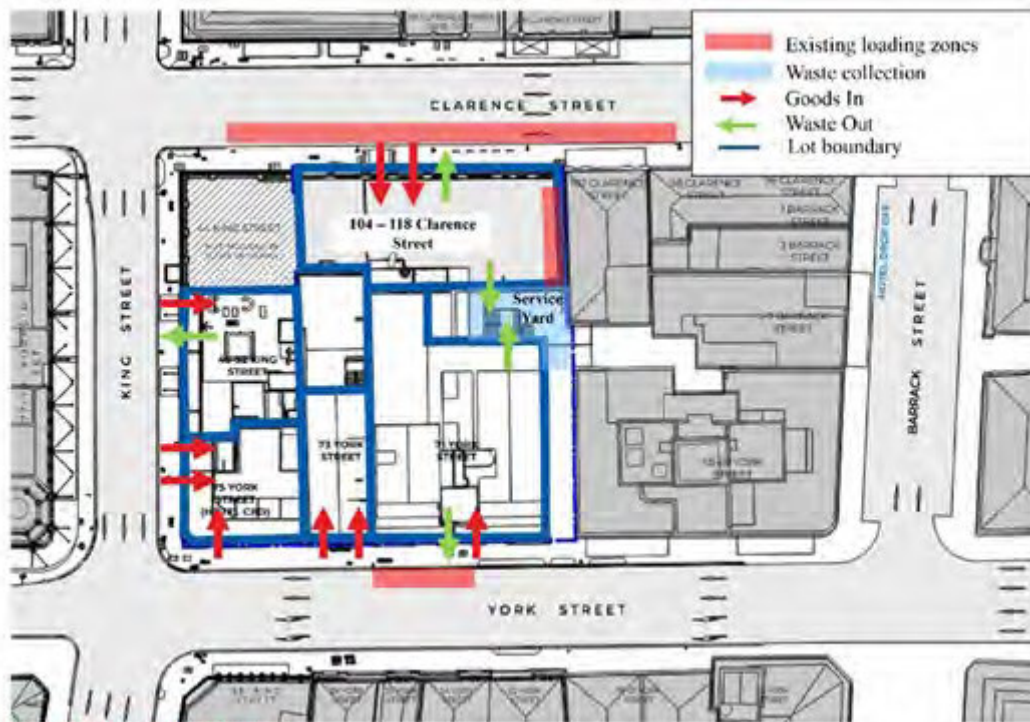


Figure 2: Existing Operations

7. The report proposes that deliveries and services would generate up to 22 vehicles per hour with above 13 vehicles per hour generated consistently from 5am until 2pm.

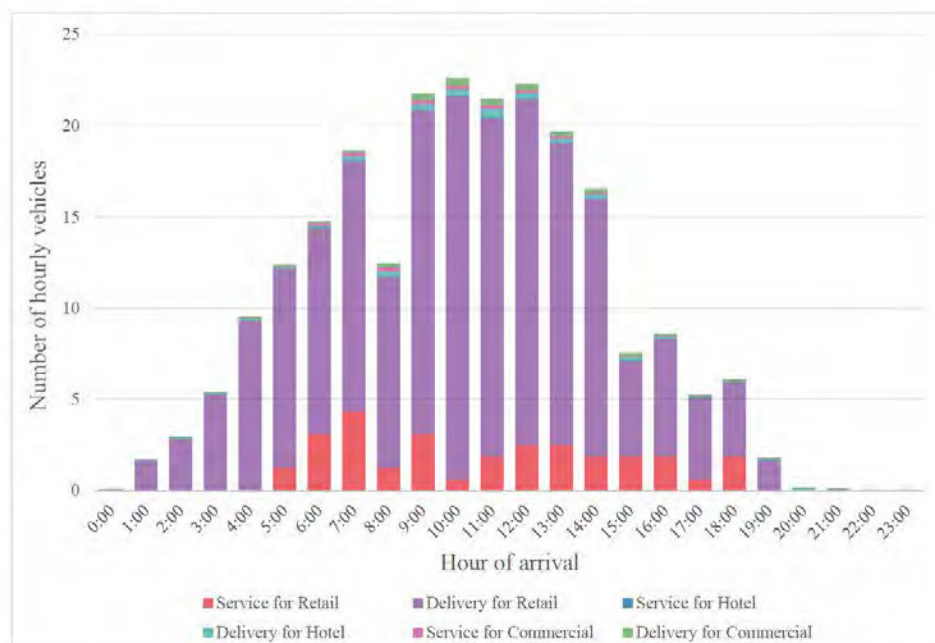


Figure 5. UFFM projected service and delivery vehicle profile

8. However, the report explains that a managed loading dock system with a service manager would reprofile the service and delivery vehicle profile such that it was much flatter and took place over a longer period.

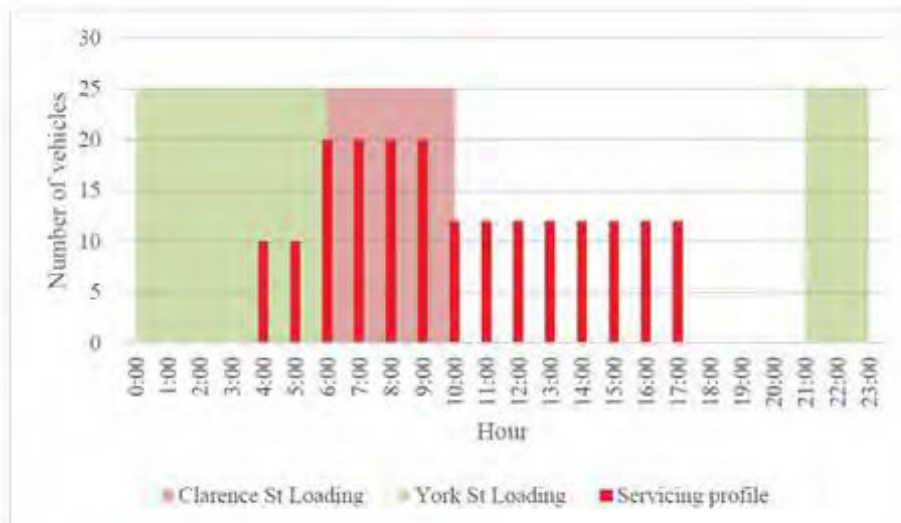


Figure 6: Revised daily servicing profile

9. It is not clear how many of these vehicles would be using the proposed loading dock and how many would be using on street loading zones or how this would be managed.
10. It is of note that these estimates of daily servicing do not include waste collection. However, some benchmarking of other Merivale Sites (summarised at Table 8 of the Arup Report) suggests that there could be up to 4 waste collections per day.
 - General waste – collected daily but twice on Saturday, Sunday and Monday
 - Carboard – Collected Monday, Wednesday and Friday
 - Glass – Collected 3 times on a weekday
11. Other less regular collections of oils (every 8-10 weeks) and organics (every 4-6 weeks) would also occur.
12. It is suggested that waste collection will occur early in the morning as per existing conditions. It is not clear if this is for general waste only or for cardboard, glass, oils and organics as well.
13. The Arup report does note at Section 5.1 that the “development of the operational strategy is underpinned by the following principles – “utilise the existing laneway and service yard to manage the majority of waste and servicing activities” & ‘Zero Waste Collection occurring on the street frontages of Clarence, King and York Street”
14. This is confirmed by the stated approach for each address being :-
 - 71 York Street – All goods will enter via the servicing yard or building entrances on York Street. All waste will be directed to the servicing yard

- 104-118 Clarence Street – All goods will enter via the servicing yard or building entrances on Clarence Street. All waste will be directed to the servicing yard
- 46-52 King Street, 73 and 75 York St – All goods will enter via the servicing yard or building entrances on King or York Street including the Hotel CBD Chute. All waste will be directed to the servicing yard.

15. The Arup report shows the location of two loading bays which would be used

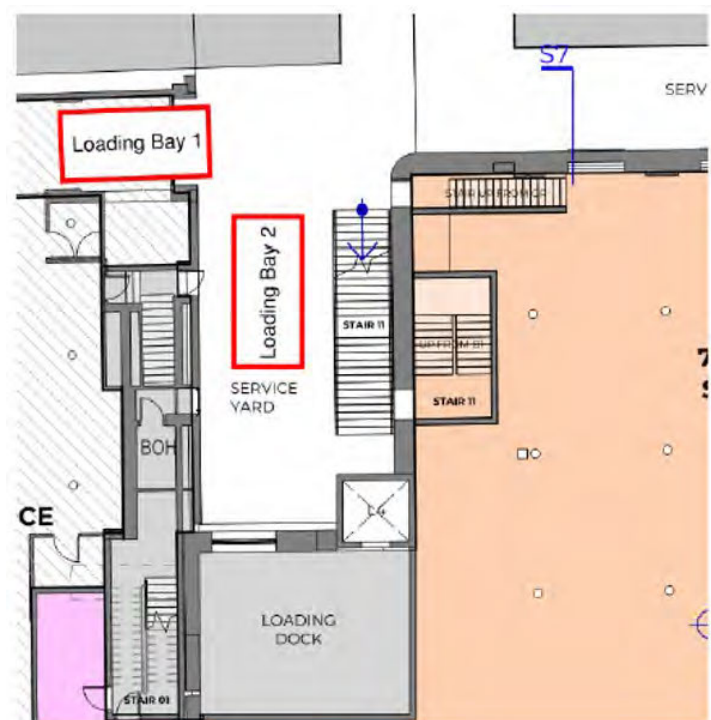
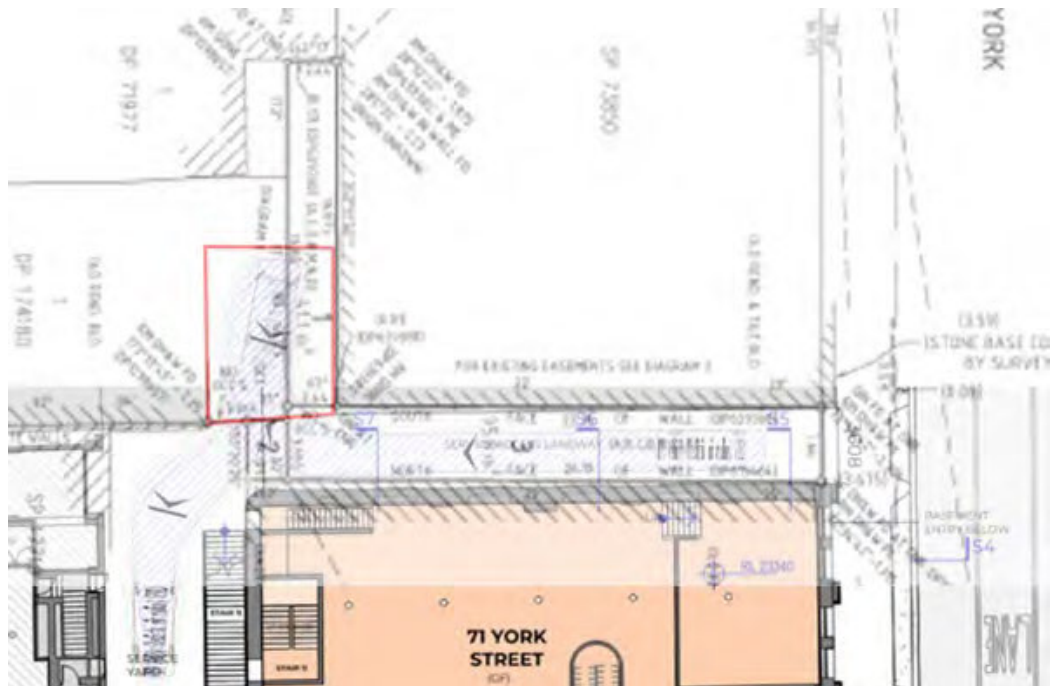


Figure 8: Servicing Yard layout

16. It also shows how a B99 vehicle would access the loading bays. This would require the use of land to the rear of 102 Clarence Street for a turning area (as edged red on the swept paths below). Without this red edged area, B99 vehicles would not be able to turn around and would need to reverse in or reverse out into the lane way.



17. It can be seen that the wide red edged area stretches beyond the right of way.



18. It is proposed that garbage will be collected with an SRV sized truck. This truck will drive along the right of way and park on the right of way whilst it is loaded up with waste which will be stored in the service yard

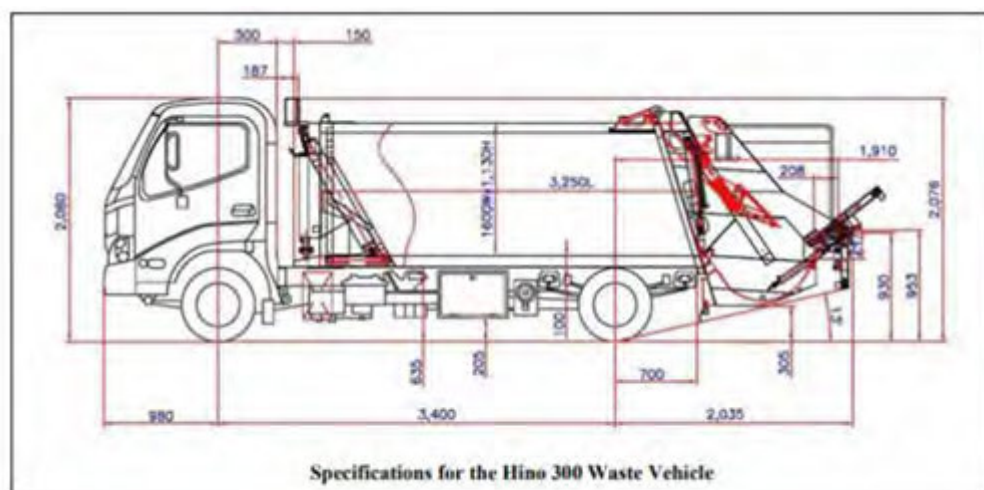
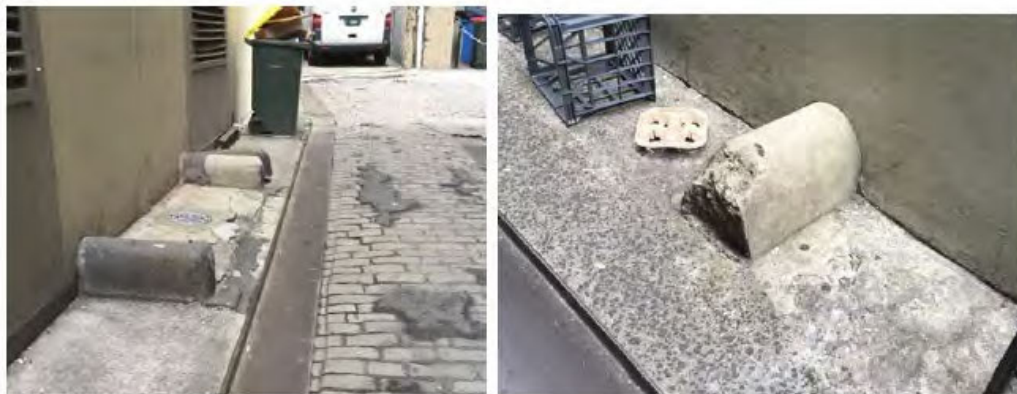


Figure 10: SRV sized Waste Collection Vehicle

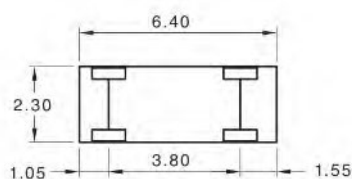
19. This truck will either need to either reverse into or reverse out of the laneway. Although not mentioned in the ARUP report, I would expect this to take place under traffic control.
20. The report notes that at certain times of day, it is expected that deliveries may exceed capacity of the servicing yard. At this time, the servicing yard Manager would look to plan additional deliveries at times when on-street loading zones are available (although they may of course be occupied).
21. To provide additional loading zone capacity, it is planned to physically extend the York Street loading zone and to extend the operation time on the Clarence Street Loading zone by one hour.

Hollyoak Concerns with the Arup Plan

22. The Arup swept path drawings show the lane has a total width of 3.608m from wall to wall. However, there are several small concrete protrusions which would make the operational width narrower. The protrusions on the southern side were measured as being 660mm and on the northern side are 470mm. The available width between this protrusion is 2.478m which is very narrow for a 2.3m wide small rigid vehicle.



AS 2890.2:2018

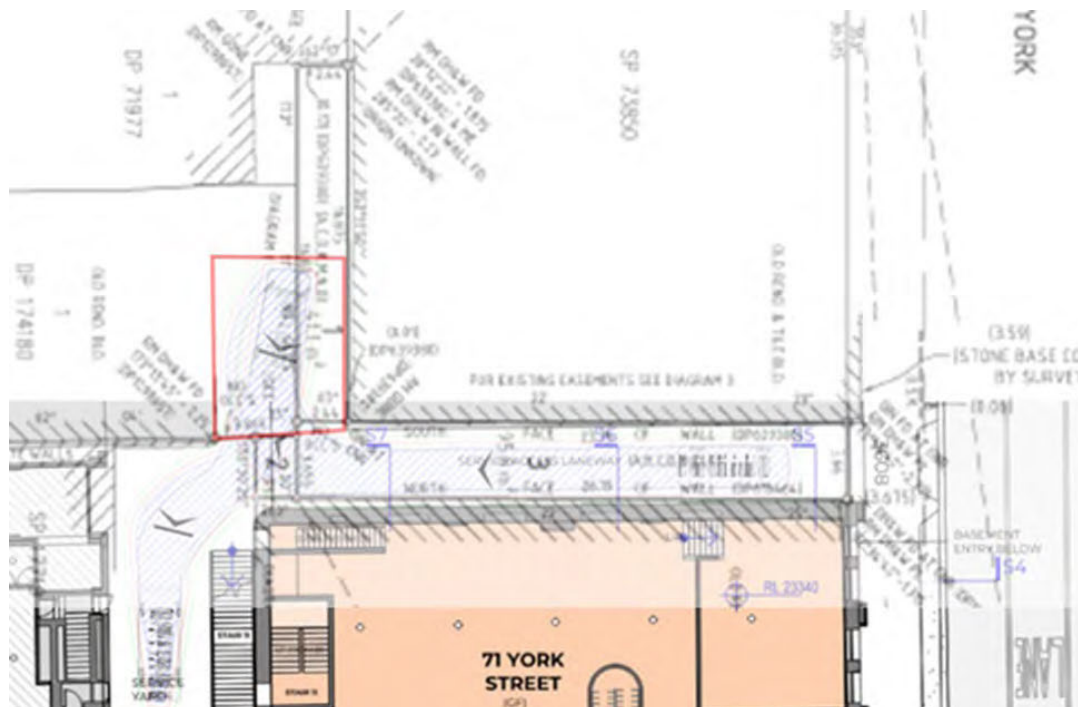


(a) Small rigid vehicle
Clearance height 3.50
Design turning radius 7.1

23. Furthermore, the available width might be further compromised by the waste bins and other objects located along the laneway.



24. The swept paths shown for the manoeuvring of a B99 vehicles cannot be achieved without use of the red area shown below. However, this red area is not part of the right of way.



25. On this basis, deliveries and service vehicles will not be able to turn around and would need to reverse into the service yard or reverse out of it. Sometimes council may reluctantly allow such reversing manoeuvres to happen for a small number of the vehicles (one or two) but there are anticipated to be above 200 vehicles per day. This is not acceptable as it will mean all vehicles will have to reverse over the York Street driveway which is not safe.

26. There would also be a significant increase in the number of vehicles using the laneway with a service / delivery demand of up to 23 vehicles per hour plus a potential four waste collection vehicles. This gets very close the 30vph threshold set out in AS2890.1(2004) Para 3.22 which says that a 5.5m wide 2-way driveway is required

As a guide, 30 or more movements in a peak hour (in and out combined) would usually require provision for two vehicles to pass on the driveway, i.e. a minimum width of 5.5 m. On long driveways, passing opportunities should be provided at least every 30 m.

27. Finally, the fact that the garbage trucks would need to wait on the right of way while garbage is collected does not accord with the terms of the right of way which allows vehicles to pass & repass in the lane way but not to park along it.

28. In summary, the Traffic Servicing And Waste Management Strategy Report (Arup 2024) is not workable in its current form.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,



Ken Hollyoak
Director

From:

Sent on: Wednesday, June 18, 2025 1:48:52 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1018 - 75 York Street SYDNEY NSW 2000 - Attention Marie Burge

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,

Thank you for the opportunity to present commentary regarding the upcoming Development Application (DA) submission for the proposed project **D/2024/1018**. I kindly request that my name and position be withheld from any publicly published commentary related to this matter.

[REDACTED], I wish to express the following concerns regarding the proposed development:

1.
Noise Pollution During Demolition:

We are concerned about noise disturbances, particularly during the demolition phase. We request that demolition activities be restricted to daytime hours, preferably from 9:00 am to 5:00 pm, to minimize disruption to residents and visitors.

2.
Heavy Works and Late Night Work Permits:

Any heavy works or late-night construction activities should be limited, with work permitted only on weekends and subject to prior approval and notice periods by the council.

3.
Footpath Access and Noise Considerations:

We request that the application for footpath access take into account the potential for increased noise affecting residents and visitors after 10:00 pm daily, and that measures be implemented to mitigate noise during these hours.

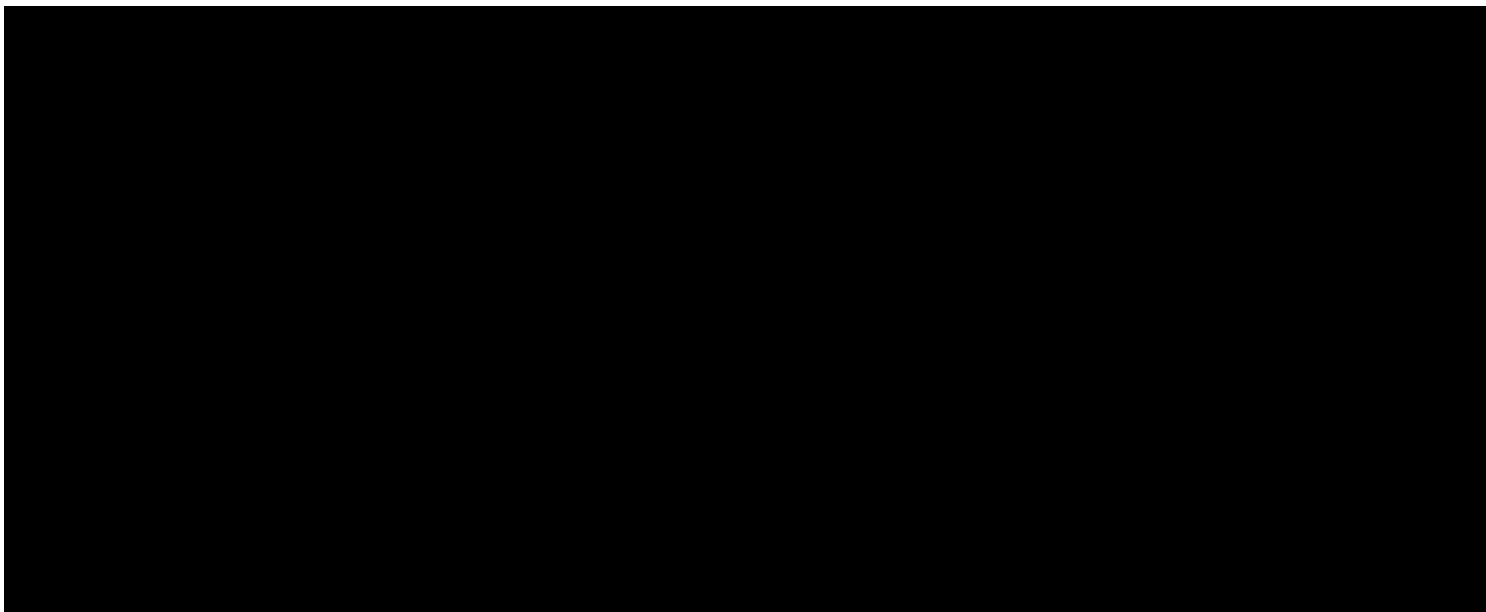
4.
Operating Hours and Noise Testing:

We propose that the project's operating hours be subject to noise level testing, with the doors kept closed after 10:00 pm to reduce noise impact on the surrounding community.

5.
Impending Future DA Applications:

We are also concerned about future DA applications that may involve increasing building heights on Clarence Street, which could further impact the neighborhood's character and amenity.

Thank you for considering these concerns. We trust that appropriate measures will be taken to ensure that the development proceeds with minimal adverse impact on the local community.



From: The Bedroom Sales [REDACTED] on behalf of The Bedroom Sales
[REDACTED] <The Bedroom Sales [REDACTED]>
Sent on: Thursday, June 26, 2025 2:36:18 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: OBJECTION / Submission - D/2024/1018 - 75 York Street SYDNEY NSW 2000 - Attention Marie Burge

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 would like to pass on my comment regarding my rejection of the proposal for 75 York Street Sydney.
I am an owner and resident of 161 Clarence Street Sydney and I understand that the area is zoned for entertainment. I also understand the shortage of accomodation for the people of Sydney.

Why is a proposal from Merivale a consideration when they already have multiple venues around the CBD?

If the area is to be designated as an entertainment area and one that provides for the general population, why is Merivale the only applicant?

Merivale not only have a monopoly on the nightlife of Sydney they also have created a destination for events that are aimed/suited for those under 25 years of age. The Ivy precinct closes its fine dining restaurants on Friday and Saturday nights to accomodate the visitors to the nightclub.

How is this OK when the restaurants could be enjoyed by patrons wanting a nice meal at, for example, FELIX?
This tells me that Merivale expect that their patrons will be a public disturbance.

I would like to think that the Council would have taken the opportunity to invite a cast of hospitality groups to come forward with their proposals for this site and not have left this in the hands of one single group to monopolise.

I think the Haymarket area and Darling Square have a really positive impact on both residents of Sydney and visitors from the surrounding areas. Surely a model based on these areas would be more suited to both residents, visitors and office workers.

In summary, the reasons for my rejection to this proposal are ;

1. Merivale has a monopoly on Sydneys night life. We need to keep a balance.
2. Housing is in crisis and this proposal will essentially eliminate good and proper housing.
3. Entertainment should be inclusive for all to enjoy and not aimed at only one age group.

Regards,
Jodie

From: [REDACTED]

Sent on: Monday, June 30, 2025 4:25:28 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1018 - 75 York Street SYDNEY NSW 2000 - Attention Marie Burge

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,

I am writing as a concerned resident [REDACTED] in relation to **Development Application D/2024/1018**, which proposes a large-scale hospitality precinct across several heritage-listed buildings in the immediate vicinity of my home.

While I support thoughtful revitalisation and respect for heritage architecture, I wish to formally express my concerns regarding the potential impacts of this development on residents like myself who have chosen to live in the CBD for both convenience and a sense of community.

Key Concerns:

1. Loss of Residential Character

The proposal's focus on a 24-hour hospitality precinct, including late-night venues and a nightclub, risks significantly altering the balance between residential and commercial uses in this area. The unique residential character that currently exists in pockets of the CBD, including around Clarence Street, is an essential aspect of urban life that should be preserved.

2. Noise Impact – During Construction and Operation

I am particularly concerned about elevated noise levels during construction phases, which could cause extended disruption to residents' daily lives. Furthermore, the proposed rooftop terraces operating until midnight and entertainment venues running late into the night will likely lead to ongoing noise pollution that negatively affects the amenity and liveability of surrounding residential buildings. There is already a nightclub on Kent Street which creates a lot of noise on Friday and Saturday nights which regularly disturbs sleep.

3. Impact on Property Value

[REDACTED] I am worried that increased noise levels, loss of residential appeal, and prolonged construction disruptions may diminish the desirability of the area for potential buyers and tenants, ultimately devaluing my property investment. The development risks creating an environment that prioritises short-term entertainment over long-term residential stability.

4. Access to Kent and Clarence Streets During Construction

Given the scale of the proposed development, I am concerned about access restrictions to Kent Street, Clarence Street, and surrounding laneways during construction. These streets are critical for residents, deliveries, emergency services, and daily movement in and out of residential buildings like mine. There have been constant roadworks on both Clarence and Kent Street recently that have impacted access and comfort.

Request for Consideration:

I respectfully request that the City of Sydney:

- Undertake a thorough, independent assessment of noise impacts during both construction and operation, particularly regarding late-night venues.
- Require the developer to implement robust noise mitigation strategies, operational limits, and soundproofing for all late-night venues.
- Ensure comprehensive plans are in place to maintain access to surrounding streets, with minimal disruption to residents.
- Provide transparent timelines for construction stages and regular communication with affected residents.
- Consider the cumulative impacts of this proposal on the residential community and the long-term liveability of this area.

I appreciate the opportunity to provide feedback and trust that residents' voices will be considered to ensure a balanced, sustainable outcome for this important area of Sydney.

Please reply via email.

Kind regards,



From:

Sent on: Wednesday, July 2, 2025 9:50:36 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2024/1018 - 75 York Street SYDNEY NSW 2000 - Attention Marie Burge

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'd prefer that my personal details, including email address, be withheld.

[REDACTED]

I support a night-time economy and entertainment options. In my experience, the CBD has a much more vibrant and interesting nightlife than when I previously lived here 20 years ago and I see new venues opening up all over the place. I don't believe this part of the CBD lacks entertainment mega-complexes, with Merivale's own Ivy complex very close by and Barangaroo only a few blocks as well.

I also support people being able to live in the CBD. In my own personal, direct and recent experience, what the CBD lacks is accessible rental accommodation. This proposal would not only replace this valuable building, but make the surrounding buildings unsuitable for residential purposes as well.

I urge you to reject the proposal.

From: DJ Chen [REDACTED] on behalf of DJ Chen [REDACTED] <DJ Chen [REDACTED]>

Sent on: Thursday, July 3, 2025 7:32:52 PM

To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>; City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Re: Renotification - D/2024/1018 - 75 York Street , SYDNEY NSW 2000, 71 York Street , SYDNEY NSW 2000, 73 York Street , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

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

Reference is made to the renotification of the below application

Applicant name:
MERIVALE CBD PTY LIMITED

Reference number:
D/2024/1018

Site address:
75 York Street , SYDNEY NSW 2000, 71 York Street , SYDNEY NSW 2000, 73 York Street , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

I am the lot owner of 16 / 104-118 Clarence St Sydney NSW 2000

In my capacity as owner and resident I am writing to confirm our continued objection to the proposal based on the renotification plans. This submission is further to my original submission sent in December 2024 when invitation to provide submissions on the application was first notified and should be read in conjunction with the previous submission.

Confirmation of No owner consent and No intention to sell

As noted in my previous submission, it remains the case that the applicant Merivale, does not have—and will not obtain—full owner consent to submit or proceed with this proposal. The applicant has not acted in good faith throughout the process to date.

It is also important to highlight that, based on the numerous objections submitted in response to the original application, several other title owners have similarly withheld their consent and have not provided their approvals. Furthermore, the motion authorising Merivale to lodge the development application is still being actively contested.

I confirm that there is no intention for our lot to be sold to Merivale, nor will we provide the owner consent necessary for this proposal to proceed.

Any suggestion by the applicant that it has obtained—or expects to obtain—unanimous owner consent is false and

misleading.

This matter should be given appropriate weight in Council's assessment of the proposal.

Adverse impact on Remaining Residential lots

We request that the proposal be assessed with regard to the above. In particular the proposal for the applicant to operate a 24/7 bar precinct must be rejected considering the adverse impact this has on current remaining residential lots and is not inappropriate for the applicant to operate as such when there remains residential lots in the building that it does not and will not own.

Likewise the proposal to turn the existing common area rooftop into a public rooftop bar for the applicant's own commercial gains must be rejected when considering the adverse impact this has on current residential lots in the building that are not owned by the applicant.

Amongst the concerns are the impact on privacy and noise that the public rooftop bar will bring which will greatly diminish residential amenity for the current residential lots.

The proposal threatens to:

- Severely impact residential amenity through increased noise, reduced privacy, and loss of quiet enjoyment.
- Result in non-residents accessing common areas, to the detriment of existing residents.

The amendments put forward by the applicant does not seek to address any of the above concerns.

Proposal is Against the Public Interest

As originally submitted there are currently a total of 40 residential units at 104-118 Clarence St and home to over 80 residents. Many residents, both on their own and as a collective, have already expressed concerns over the proposal, as evidenced by the submissions published to date.

This proposal comes at a time of a national housing crisis. The development would result in:

- The loss of, at a minimum, 40 existing residential units—home to more than 80 residents.
- The forced displacement of current residents with no replacement or mitigation proposed.
- No contribution to the long-term housing stock, given the proposed use as a boutique hotel and gym.

The applicant's amendments fail to address these core concerns. The proposal, if approved, would directly reduce the availability of much-needed housing in the area.

The proposal in essence seeks to reduce long term housing supply in the middle of the country's biggest housing crisis and must be rejected on public interest grounds.

Proposal Not Highest and Best Use of the Site

The proposal fails to utilise the site's potential to enhance housing supply. In fact, it eliminates it. Prior proposals for the site—such as a 49-storey development—highlight its potential for substantial residential uplift.

As above, the applicant's proposal not only does not contribute to any uplift in housing stock but seeks to reduce and eliminate the existing available long term housing stock from the site altogether.

Given there are clear examples of how the site's GFA can be maximised to contribute to the housing supply, such a proposal should be rejected.

Previous publicised proposal for the site contemplated a 49 level building. The previous proposed plans for a office building could be amended to a residential development that provides substantial uplift to the existing 40 residential units. Similar developments in the surrounding area including the successful residential conversions at 116 Bathurst St and the in development 111 Castlereagh St which set a precedent for making the best use of the site and contributing to an increase in housing supply.

Base on review of the amended plans , it remains that the amendments do not achieve highest and best use of the site and should be rejected.

Again many neighbouring residents have already raised similar concerns to the above, in a particular the concerns of being forced out of their current homes and adverse impact on residential amenity of having a 24/7 bar operating in the building and the surroundings. The applicant has continued to ignore these concerns and progress with an application that does not have support or consent from affected residents and owners.

We strongly encourage the assessment panel to take the above concerns into account and REJECT the application in its entirety on public interest grounds.

Sincerely

D J Chen

Owner Lot 16 104-118 Clarence St Sydney NSW 2000

On Thu, Jun 12, 2025 at 8:46 AM Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

12 June 2025

Applicant name:

MERIVALE CBD PTY LIMITED

Reference number:

D/2024/1018

Site address:

75 York Street , SYDNEY NSW 2000, 71 York Street , SYDNEY NSW 2000, 73 York Street , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

Proposed development:

Renotification of amended Concept Development Application for building upgrades and the use of the precinct for food and drink and tourist and visitor accommodation uses. The application constitutes Integrated Development and requires approval under the Heritage Act 1977.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **11 July 2025**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing [cityofsydney/find-da](https://cityofsydney.nsw.gov.au/find-da) in the address bar on your browser.

A liquor licence application may be lodged with Liquor & Gaming NSW in relation to this development application. To access information about the licence application and/or to make a submission about the licence application please go to <https://www.liquorandgaming.nsw.gov.au/community-and-stakeholders/have-your-say/community-consultations/liquor-and-gaming-application-noticeboard> or call 1300 024 720.

For more information, contact Marie Burge on 02 9265 9333.

Bill MacKay
Manager Planning Assessments



cityofsydney.nsw.gov.au

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From: [REDACTED]

Sent on: Monday, July 7, 2025 4:05:59 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Re: Development proposal D/2024/1018 Address 104-118 Clarence Street SYDNEY NSW 2000

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 and Local Planning Panel

[REDACTED] Again please do not publish any personal details for privacy reasons

We refer to the renotification of the plans under DA D/2024/1018

We are disappointed that none of the concerns we raised and shared with other residents have been addressed as part of the latest amendments.

Again the applicant has not considered existing residents and have not provided any proposal to provide alternative accommodation for those of us who will be forced out of our homes.

We do not want our homes being turned into a nightclub or have a nightclub and bar running on top of and next to our home. The proposal does not have any consideration of residents or the impact that it will have on the area. We are also concerned with the applicant's publicised history of non compliance, and question their ability to address the increased antisocial behaviour and crime rates that this new concept precinct will bring to a shared residential precinct.

The new plans should be rejected by the panel in the public interest.

On Wed, Dec 11, 2024 at 11:02 AM YT [REDACTED] wrote:

[REDACTED]. Please do not publish any personal details for privacy reasons

We are strongly objecting to this proposal.

We do not want our home being turned into a bar and nightclub or have a nightclub running next to our home. We are very concerned about the noise and also the antisocial behaviour and increase violence and crime rates that is associated with the expanded bar precinct that is being planned.

We also do not want to be moved out of the building as the location is very convenient for work and commuting. If we are forced out of our home we will be priced out and will have a very hard time finding alternative accommodation that suits our needs. We don't think it is fair for us to move and the proposal should not be approved.

We do not believe the plans are suitable for the building and we ask Council to reject the proposal.

From: [REDACTED]
Sent on: Monday, July 7, 2025 4:32:56 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Fwd: Objection to D/2024/1018

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 write in relation to the below:

Applicant name:

MERIVALE CBD PTY LIMITED

Reference number: D/2024/1018

Site address:

75 York Street , SYDNEY NSW 2000, 71 York Street , SYDNEY NSW 2000, 73 York Street , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

It is extremely concerning that the applicant's renotification plans does very little to address the concerns previously raised by myself and other residents in my submission from last year dated 17 December 2024.

As stated previously the proposal, if approved, would have far-reaching negative consequences for the local community, including environmental degradation, disruption of public order, and the displacement of residents.

KEY NOTABLE CONCERNS raised remains as follows and remains unaddressed:

Environmental Concerns

The proposed development includes plans for a precinct/nightclub operating 24/7. This will undoubtedly lead to a significant increase in noise pollution. Continuous, high-volume noise will severely impact the quality of life for nearby residents and businesses. This is particularly concerning given that the application has not adequately assessed the potential noise impacts, nor has it proposed effective measures to mitigate them.

None of these have been adequately assessed in detail or mitigated by the applicant in its submissions to date.

Moreover, there has been insufficient consultation with the community to understand the extent of these potential impacts. The well-being of local residents, many of whom rely on the area as a peaceful home and workspace, has been largely ignored. Approving such a project without proper environmental consideration sets a dangerous precedent for prioritizing commercial interests over the health and comfort of the community.

Past Non-Compliance

The applicant, Merivale, has a history of non-compliance with various regulations in previous developments. This track record raises serious concerns about the applicant's ability and willingness to operate within the bounds of the law. Instances of previous violations suggest a pattern of behavior that could lead to repeated breaches, should this proposal be approved.

Granting approval to this application without holding the applicant accountable for past violations undermines public confidence in regulatory processes. It also increases the likelihood that similar infractions will occur, putting the community at further risk of harm.

Since our last submission, further details of the applicant and its parent company's non compliance have emerged and remains unaddressed.

Against Public Interest

This development will result in the complete removal of all existing residential accommodation on the site, forcing current residents to leave. At a time when Sydney is experiencing a critical housing affordability crisis, displacing people from their homes is both unjust and irresponsible.

The lack of alternative housing options for displaced residents exacerbates an already dire situation. Approving a project that prioritises commercial interests over the fundamental need for housing sends a troubling message about the Council's commitment to addressing the housing crisis.

The applicant has done nothing to address these concerns in its latest submission and no proposal has been put forward to address displaced residents, all at a time when housing supply in the state remains critically low and unaffordable for many.

Community Impact

The proposed development includes an extensive liquor license across the entire site, as well as an open-air rooftop bar. These features pose significant risks to the community, including:

1. **Public Disorder:** Extended liquor licensing hours and the addition of a rooftop bar increase the likelihood of disorderly conduct, particularly during late-night hours.
2. **Disturbances:** The noise and activity associated with such a venue will disrupt the daily lives of residents and the operations of nearby businesses.
3. **Crime Rates:** Evidence suggests that large-scale entertainment venues, particularly those with extended liquor licenses, contribute to higher rates of alcohol-fueled violence and criminal behavior.

The absence of meaningful community consultation is deeply concerning. Local residents and stakeholders have not been given a sufficient platform to express their views, nor has the applicant demonstrated any willingness to address these valid concerns. Furthermore, the application fails to outline any tangible benefits to the community, making it clear that this proposal prioritizes private profit over public good.

It appears that applicant has not done anything to address these concerns raised by the community or offer any solutions

Traffic and Parking Concerns

The proposed development will significantly increase traffic congestion in an already busy part of Sydney. The influx of visitors to the area, combined with insufficient parking provisions, will exacerbate existing traffic issues.

This will have several knock-on effects:

- Increased travel times and reduced accessibility for local residents and businesses.
- Safety concerns for pedestrians, cyclists, and other road users due to higher vehicle volumes.
- Additional strain on public transport systems, which are already operating near capacity during peak times.

The proposal does not adequately address these concerns, nor does it offer a viable solution to mitigate the anticipated

impacts on traffic and parking.

The applicant's latest submissions does little to address the above

Conclusion

The latest renotified plans for the proposed development represents a significant threat to the well-being of the local community and fails to align with the principles of responsible urban planning.

For the reasons outlined above, we strongly urge the panel to **REJECT** the application. Protecting the interests of local residents and preserving the quality of life in our city should remain the Council and panel's top priorities.

Again thank you for taking the time to consider this objection. I trust that you will carefully weigh the concerns of the community when making the decision.

Angela

On Tue, Dec 17, 2024 at 10:13 AM [REDACTED] wrote:

Dear Council,

I am writing to express our strong objection to the proposed planning application at the following addresses:

- 104-118 Clarence Street, SYDNEY NSW 2000
- 46-52 King Street, SYDNEY NSW 2000
- 73 York Street, SYDNEY NSW 2000
- 71 York Street, SYDNEY NSW 2000
- 75 York Street, SYDNEY NSW 2000

This proposal, if approved, would have far-reaching negative consequences for the local community, including environmental degradation, disruption of public order, and the displacement of residents. I outline my key concerns below for your consideration.

Environmental Concerns

The proposed development includes plans for a precinct/nightclub operating 24/7, which will undoubtedly lead to a significant increase in noise pollution. Continuous, high-volume noise will severely impact the quality of life for nearby residents and businesses. This is particularly concerning given that the application has not adequately assessed the potential noise impacts, nor has it proposed effective measures to mitigate them.

Moreover, there has been insufficient consultation with the community to understand the extent of these potential impacts. The well-being of local residents, many of whom rely on the area as a peaceful home and workspace, has been largely ignored. Approving such a project without proper environmental consideration sets a dangerous precedent for prioritizing commercial interests over the health and comfort of the community.

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The absence of meaningful community consultation is deeply concerning. Local residents and stakeholders have not been given a sufficient platform to express their views, nor has the applicant demonstrated any willingness to address these valid concerns. Furthermore, the application fails to outline any tangible benefits to the community, making it clear that this proposal prioritizes private profit over public good.

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The proposal does not adequately address these concerns, nor does it offer a viable solution to mitigate the anticipated impacts on traffic and parking.

Conclusion

This proposed development represents a significant threat to the well-being of the local community and fails to align with the principles of responsible urban planning. It prioritizes commercial gain at the expense of environmental integrity, housing affordability, and community cohesion.

For the reasons outlined above, we strongly urge the Council to **REJECT** this planning application. Protecting the interests of local residents and preserving the quality of life in our city should remain the Council's top priorities.

Thank you for taking the time to consider this objection. I trust that the Council will carefully weigh the concerns of the community when making its decision.

Sincerely,

From: [REDACTED]
Sent on: Monday, July 7, 2025 4:29:53 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Re: Objection to D/2024/1018

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Dear Council
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MERIVALE CBD PTY LIMITED

Reference number:
D/2024/1018

Site address:
75 York Street , SYDNEY NSW 2000, 71 York Street , SYDNEY NSW 2000, 73 York Street , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

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Granting approval to this application without holding the applicant accountable for past violations undermines public confidence in regulatory processes. It also increases the likelihood that similar infractions will occur, putting the community at further risk of harm.

Since our last submission, further details of the applicant and its parent company's non compliance have emerged and remains unaddressed.

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The applicant's latest submissions does little to address the above

Conclusion

The latest renotified plans for the proposed development represents a significant threat to the well-being of the local community and fails to align with the principles of responsible urban planning.

For the reasons outlined above, we strongly urge the panel to **REJECT** the application. Protecting the interests of local residents and preserving the quality of life in our city should remain the Council and panel's top priorities.

Again thank you for taking the time to consider this objection. I trust that you will carefully weigh the concerns of the community when making the decision.

Angela

On Tue, Dec 17, 2024 at 10:13 AM [REDACTED] > wrote:

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Conclusion

This proposed development represents a significant threat to the well-being of the local community and fails to align with the principles of responsible urban planning. It prioritizes commercial gain at the expense of environmental integrity, housing affordability, and community cohesion.

For the reasons outlined above, we strongly urge the Council to **REJECT** this planning application. Protecting the interests of local residents and preserving the quality of life in our city should remain the Council's top priorities.

Thank you for taking the time to consider this objection. I trust that the Council will carefully weigh the concerns of the community when making its decision.

Sincerely,

Angela

From: Phoebe Le [REDACTED] > on behalf of Phoebe Le [REDACTED] <Phoebe Le [REDACTED]>
Sent on: Tuesday, July 8, 2025 1:52:49 PM
To: council@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: OBJECTION TO D/2024/1018

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

Dear Sir/Madam,

I am writing to refer to the recent renotification of the development plans for the site D/2024/1018

Unfortunately, based on our review the revised plans do not address the concerns originally raised in my previous submission. Specifically, the key issues related to noise, community impact, safety, and overdevelopment remain unmitigated. The proposed modifications do not sufficiently alleviate the disturbances or community concerns associated with the project, and there continue to be significant gaps in the measures proposed to mitigate these issues.

Specifically we asked for the proposal to be amended to remove the nightclub and rooftop bar components. However this does not seem to be reflected in the amendments put forward by the applicant.

We urge the council and relevant planning committees to ensure that all concerns are thoroughly considered and addressed in this process and any future planning stages. Further community consultation and planning adjustments are necessary to genuinely reflect the interests and well-being of local residents.

For these reasons, we urge the City of Sydney Council to REJECT the concept plan as proposed taking into account the adverse effects it could have on the residents in the area and the broader public interest.

Thank you for your attention to this matter.

Further reasons can be found in my original submission which I have included below.

Phoebe

Objection to Concept Plan for Development at 104-118 Clarence Street, 46-52 King Street, 73 York Street, 71 York Street, and 75 York Street, Sydney NSW 2000

Dear Sir/Madam,

I am writing to formally object to the concept plan for the development located at **104-118 Clarence Street, 46-52 King Street, 73 York Street, 71 York Street, and 75 York Street**, Sydney NSW 2000. As residents of the area, we believe that the proposed development is problematic for the following reasons:

1. **Noise and Nuisance from Nightclub and Rooftop Bar :**

As residents of this community, we strongly oppose the inclusion of a nightclub in the proposed development, as well as the establishment of a bar on the rooftop. Both of these venues are likely to generate excessive noise and disturbances, particularly during late-night hours. Given that the surrounding area is a mix of residential and commercial spaces, we believe that the operation of these venues would severely disrupt the peace and quiet that residents currently enjoy. There has been no consideration of how the noise from these businesses would impact the quality of life for those living nearby. We are concerned about the potential for loud music, voices, and other disruptions late into the night, which will negatively affect our well-being, sleep, and general peace.

2. **Lack of Noise Mitigation Measures :**

The plans for this development appear to be lacking in effective noise mitigation measures. There is no mention of soundproofing, noise barriers, or other strategies to minimize the disturbance caused by such establishments. The noise generated by a nightclub and rooftop bar is inherently difficult to control, especially in a dense urban environment. The lack of provisions to address these concerns makes us anxious about the future living conditions in our area.

3. **Inadequate Consideration of Residential Impact :**

There has been a significant lack of consideration for the impact of this development on the existing residents in the area. The current plans do not appear to adequately address issues such as noise pollution, increased foot traffic, or potential safety concerns. Residents' quality of life must be prioritized, especially when it comes to balancing development with the need for a peaceful and livable environment.

4. **Overdevelopment and Density :**

In addition to the concerns regarding noise, we also believe that the scale and nature of this proposed development

represent an overdevelopment for the area. The combination of commercial entertainment spaces, alongside other retail and residential elements, would increase the density and congestion on an already busy street. This could lead to adverse impacts such as greater traffic, lack of parking, and overcrowding in public spaces, which would negatively affect both residents and the broader community.

5. **Safety Concerns :**

The operation of a nightclub and rooftop bar, especially in close proximity to residential areas, could present safety risks due to increased alcohol consumption and the potential for altercations. We are concerned that the area may become less safe during nighttime hours, which would directly impact the security of local residents.

6. **Inadequate Community Consultation :**

We also feel that the consultation process for this development has been insufficient. Many of the residents in the vicinity were not fully informed about the scope of the development, nor were they consulted about the potential impacts. A proper community consultation process is crucial for ensuring that developments like this take into account the views and concerns of those who will be most affected.

For these reasons, we urge the City of Sydney Council to REJECT this concept plan and to take into account the adverse effects it could have on the residents in the area. We are asking for the proposal to be amended to remove the nightclub and rooftop bar components.

Thank you for considering our concerns.

Phoebe

From: Phoebe Le [REDACTED] on behalf of Phoebe Le [REDACTED] <Phoebe Le [REDACTED]>
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For these reasons, we urge the City of Sydney Council to REJECT this concept plan and to take into account the adverse effects it could have on the residents in the area. We are asking for the proposal to be amended to remove the nightclub and rooftop bar components.

Thank you for considering our concerns.

Phoebe

From: Hong [REDACTED] on behalf of Hong [REDACTED] <Hong [REDACTED]>

Sent on: Thursday, July 10, 2025 12:08:06 AM

To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>

Subject: Fwd: Objection to D/2024/1018 Renotification of amended Concept Development Application

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.

Please kindly confirm receipt

Thank you

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

From: Hong [REDACTED]

Date: Thursday, July 10, 2025

Subject: Objection to D/2024/1018 Renotification of amended Concept Development Application

To: Clarence House <[REDACTED]>

Cc: "council@cityofsydney.nsw.gov.au" <council@cityofsydney.nsw.gov.au>, [REDACTED]

[REDACTED]

Subject: Follow-up on Objection to Proposed Development D/2024/1018

Dear Council,

I am writing to follow up on my previous email submission dated December 18, 2024, regarding the objection to the proposed removal of existing residential housing and the establishment of a 24/7 nightclub and entertainment venue.

Given the ongoing concerns about housing shortages and community well-being, I would appreciate an update on the status of this proposal and whether community feedback, including our objection, has been taken into consideration in the decision-making process.

We remain deeply concerned about the impact this development would have on affordable housing availability, noise levels, and the overall quality of life for nearby residents. We respectfully urge the Council once again to prioritise the needs of the community over commercial interests.

Thank you for your time and continued attention to this matter. I look forward to your response.

Warm regards,

Hong

On Wednesday, July 9, 2025, Clarence House [REDACTED] wrote:

Dear Council

Please kindly acknowledge the submission attached and below

On Tue, Jul 8, 2025 at 1:30 PM Clarence House [REDACTED] wrote:

For the Attention of Marie Burge, Senior Planning Officer and
Bill MacKay Manager Planning Assessments

We enclosed our submission of OBJECTION to the planning proposal D/2024/1018 as renotified

We strongly request that Council REJECT this renotified planning proposal in its entirety for the reasons outlined in the public interest.

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From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Thursday, July 10, 2025 8:09:43 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Renotification - D/2024/1018 - 75 York Street , SYDNEY NSW 2000, 71 York Street , SYDNEY NSW 2000, 73 York Street , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

From: Becky [REDACTED]
Sent: Wednesday, 9 July 2025 11:50 PM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>; City of Sydney <council@cityofsydney.nsw.gov.au>; Clarence House [REDACTED]
Subject: Re: Renotification - D/2024/1018 - 75 York Street , SYDNEY NSW 2000, 71 York Street , SYDNEY NSW 2000, 73 York Street , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

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Hi thank you for the notification

I confirm that we continue to object to the proposal for the reasons outlined in the collective submission by residents of Clarence House 104-118 Clarence St

We believe the concept plans as amended remains against the public interest and should be rejected

On Thursday, June 12, 2025, Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

12 June 2025

Applicant name:
MERIVALE CBD PTY LIMITED

Reference number:
D/2024/1018

Site address:

75 York Street , SYDNEY NSW [2000, 71 York Street , SYDNEY](#) NSW 2000, [73 York Street](#) , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

Proposed development:

Renotification of amended Concept Development Application for building upgrades and the use of the precinct for food and drink and tourist and visitor accommodation uses. The application constitutes Integrated Development and requires approval under the Heritage Act 1977.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **11 July 2025**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing city.sydney/find-da in the address bar on your browser.

A liquor licence application may be lodged with Liquor & Gaming NSW in relation to this development application.

To access information about the licence application and/or to make a submission about the licence application please go to <https://www.liquorandgaming.nsw.gov.au/community-and-stakeholders/have-your-say/community-consultations/liquor-and-gaming-application-noticeboard> or call 1300 024 720.

For more information, contact Marie Burge on 02 9265 9333.

Bill MacKay

Manager Planning Assessments



cityofsydney.nsw.gov.au

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From: Clarence House [REDACTED] on behalf of Clarence House
[REDACTED] <Clarence House [REDACTED]>
Sent on: Wednesday, July 9, 2025 11:20:00 PM
To: council@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Re: Objection to D/2024/1018 Renotification of amended Concept Development Application
Attachments: Letter of support 08.07.25.pdf (485.84 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

Please find attached letter of support from another long term resident of the building. We encourage you to take the matters raised into account when assessing the applicant's proposal and reject Development Application D/2024/1018 in its entirety .

Subject: Re: Objection to D/2024/1018 Renotification of amended Concept Development Application

To: Clarence House [REDACTED]

I want to express my strong support for the comprehensive objection submitted by the residents of Clarence House regarding Development Application D/2024/1018. Having reviewed the detailed submission, I am deeply concerned that the amended development proposal continues to fail in addressing the fundamental issues that will significantly impact our community.

Housing Displacement Crisis As a long-term resident of Clarence House, I am particularly troubled by the complete removal of all existing residential accommodation across the development site. The submission rightfully highlights that no alternative housing provisions, mitigation measures, or relocation support have been offered to displaced tenants. This is unconscionable during Sydney's current housing crisis. The applicant's failure to acknowledge or respond to this central concern demonstrates a callous disregard for the housing security of existing residents and directly contradicts the City's stated objectives of protecting and increasing residential housing in the CBD.

Inadequate Environmental Impact Assessment The lack of a comprehensive noise impact assessment for the proposed open-air rooftop venue and 24/7 entertainment precinct operations is deeply troubling. As someone who has lived in this area for many years, I can attest to how noise disturbances significantly impact residents' quality of life, particularly during night-time hours. The scale and continuous nature of the proposed operations will create an untenable living environment for nearby residents, yet the applicant has made no meaningful effort to address these environmental concerns.

Public Safety and Liquor Licensing Concerns The retention of an extensive, site-wide liquor license with large-capacity venues and rooftop bars, without adequate public safety commitments, raises serious concerns about increased risks of public disorder, late-night antisocial behaviour, and alcohol-related crime. The applicant's history of non-compliance issues, as referenced in the submission, makes these concerns even more pressing. The absence of strengthened operational safeguards to protect nearby residents and businesses is unacceptable.

Lack of Community Consultation Perhaps most disappointing is the complete absence of meaningful community engagement throughout this process. Despite numerous legitimate objections from affected residents and stakeholders, the applicant has shown no genuine willingness to consult with or incorporate feedback from the local community. The re-notified plans appear to be merely a technical exercise rather than a substantive response to community concerns.

Infrastructure and Traffic Impacts The ongoing failure to address traffic, parking, and infrastructure strain concerns will have significant impacts on our already busy streets and public infrastructure. The inadequate parking and access arrangements, combined with the anticipated increase in visitors, staff, and service vehicles, will place unacceptable pressure on transport systems, pedestrian access, and emergency services.

Community Impact and Long-term Consequences Having been a resident of Clarence House for many years, I have witnessed firsthand the changes in our neighbourhood and the importance of maintaining a balance between commercial development and residential amenity. This development, as currently proposed, threatens to fundamentally alter the character of our community in ways that will be detrimental to long-term residents and the broader public interest.

The submission's conclusion that this development reflects "a disregard for the residents, businesses, and broader community who will bear the impacts of this development" resonates strongly with my experience as a long-term resident. The failure to meaningfully address the community's original objections suggests a development approach that prioritises commercial interests over community wellbeing and sustainable city planning.

Call for Action I strongly support the submission's call for Council and the Local Planning Panel to:

- Uphold its commitment to responsible, inclusive, and sustainable city planning
- Require the applicant to address key concerns around housing displacement, noise management, public safety, and community consultation before any further submissions are considered
- Reject Development Application D/2024/1018 in its entirety as currently proposed in the public interest

I urge Council to act in the long-term interests of Sydney's communities and reject this application until the fundamental concerns raised by residents are meaningfully addressed.

I appreciate you placing me on the email list and look forward to continued advocacy on this important matter.

Yours sincerely

Alexander Weismann JP MPP (USYD) MA (UNSW)

E [REDACTED]

Long-term Resident, Clarence House

104–118 Clarence Street, Sydney NSW 2000

From: Clarence House [REDACTED] on behalf of Clarence House
[REDACTED] <Clarence House [REDACTED]>
Sent on: Wednesday, July 9, 2025 11:11:14 PM
To: council@cityofsydney.nsw.gov.au
CC: [REDACTED]
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[REDACTED]
Subject: Re: Objection to D/2024/1018 Renotification of amended Concept Development Application
Attachments: SMH article 01.07.25.pdf (667.04 KB), SMH article 30.06.25.pdf (417 KB)

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Dear Council

Further to our submission below we also like to draw your attention to the enclosed articles published recently by the Sydney Morning Herald (dated 30.6.2025 and 1.7.2025 respectively) detailing the applicant Merivale's continued non compliance with regulations and history of mismanagement and illegal activities within its venues.

We strongly encourage the Council and local planning panel to take this into consideration when assessing the proposed concept plans that are being put forward by the applicant.

On Wed, Jul 9, 2025 at 10:39 PM Clarence House [REDACTED] wrote:

Dear Council

Please kindly acknowledge the submission attached and below

On Tue, Jul 8, 2025 at 1:30 PM Clarence House [REDACTED] wrote:

For the Attention of Marie Burge, Senior Planning Officer and
Bill MacKay Manager Planning Assessments

We enclosed our submission of OBJECTION to the planning proposal D/2024/1018 as renotified

We strongly request that Council REJECT this renotified planning proposal in its entirety for the reasons outlined in the public interest.

The criminals, MPs and VIPs: How Justin Hemmes went from party-boy billionaire to political operator

As the head of the Merivale empire's political capital rose, so did the future criminals that swelled the membership ranks of its private club, Level 6.

By [Eryk Bagshaw](#), [Bianca Hrovat](#) and [Natalie Clancy](#)

July 1, 2025

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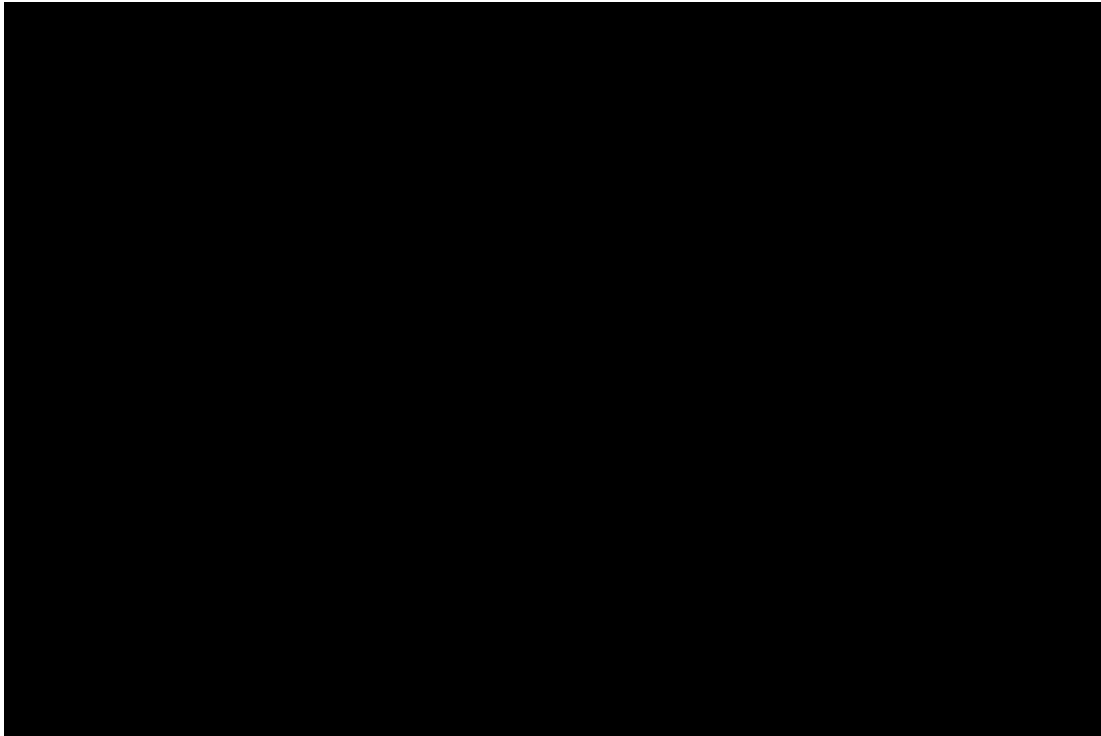
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Relationship Duration	Percentage of Respondents
Less than 1 year	10%
1 to 2 years	40%
3 to 4 years	45%
5 to 6 years	55%
7 years or more	50%

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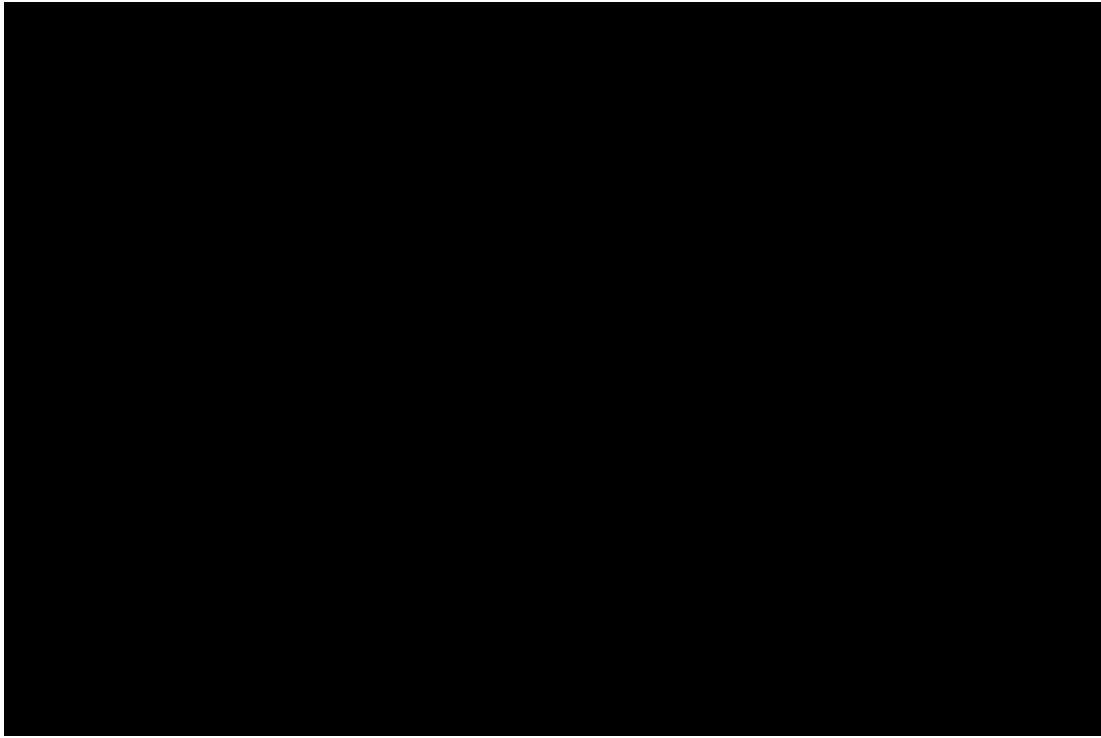
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Mexican chefs were sold the Australian dream by Merivale. It was all ‘smoke screens and make-believe’

For skilled Mexican chefs seeking a better life, Merivale was the perfect sell. The reality was something else entirely.

By [Bianca Hrovat](#), [Eryk Bagshaw](#) and [Natalie Clancy](#)

June 30, 2025

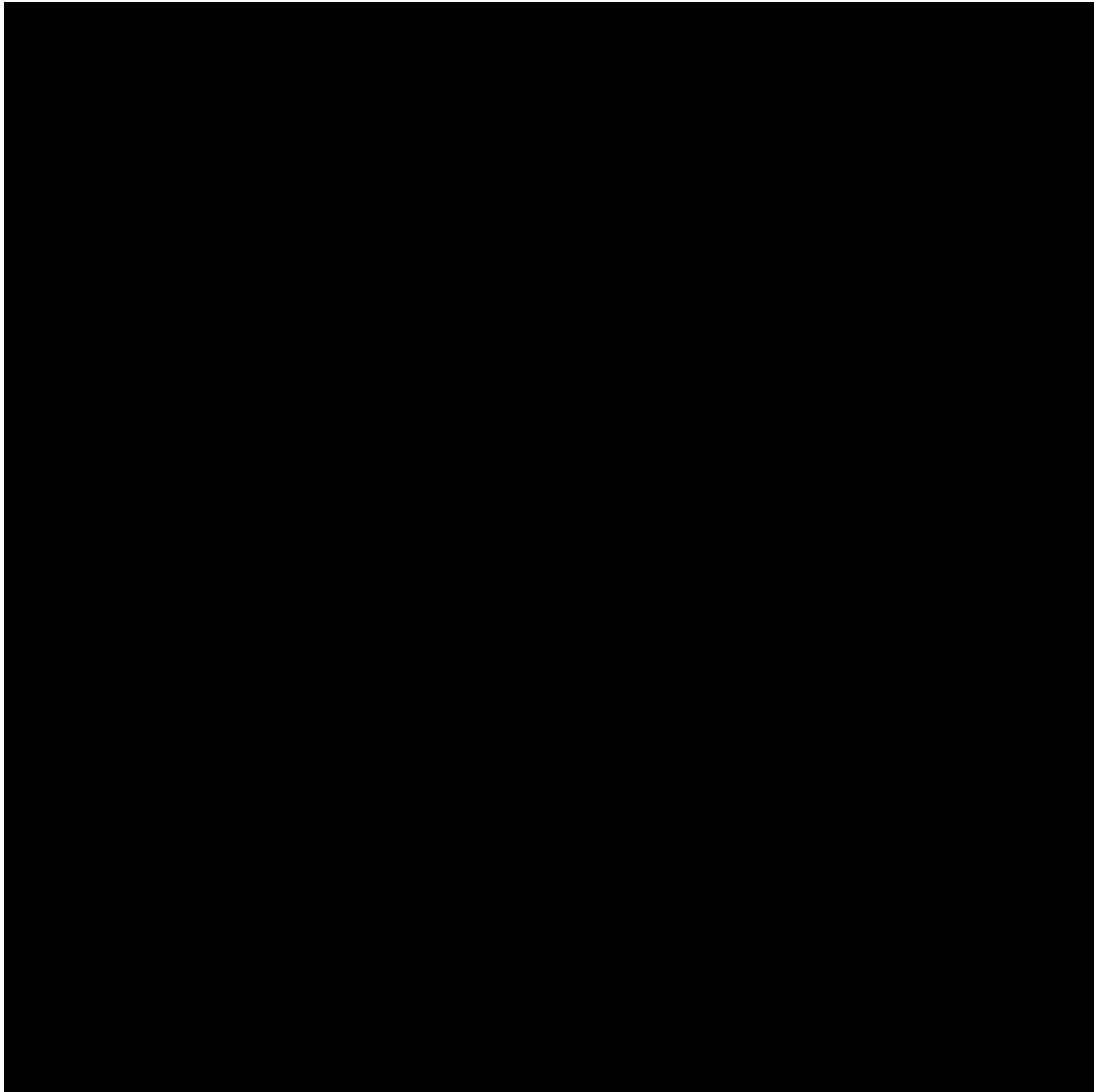
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[Bianca Hrovat](#) – Bianca is Good Food's Sydney eating out and restaurant editor.

[Eryk Bagshaw](#) is an investigative reporter for The Sydney Morning Herald and The Age. He was previously North Asia correspondent. Connect via [Twitter](#).

[Natalie Clancy](#) is a producer for 60 Minutes. Connect via [email](#).

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From: Clarence House [REDACTED] on behalf of Clarence House
[REDACTED] <Clarence House [REDACTED]>
Sent on: Wednesday, July 9, 2025 10:39:43 PM
To: council@cityofsydney.nsw.gov.au
CC: [REDACTED]
[REDACTED]
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Subject: Re: Objection to D/2024/1018 Renotification of amended Concept Development Application
Attachments: SUBMISSION OF OBJECTION TO D20241018 08072025.pdf (238.89 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

Please kindly acknowledge the submission attached and below

On Tue, Jul 8, 2025 at 1:30 PM Clarence House [REDACTED] wrote:

For the Attention of Marie Burge, Senior Planning Officer and
Bill MacKay Manager Planning Assessments

We enclosed our submission of OBJECTION to the planning proposal D/2024/1018 as renotified

We strongly request that Council REJECT this renotified planning proposal in its entirety for the reasons outlined in the public interest.

SUBMISSION OF OBJECTION TO D/2024/1018

Re: Re-Notification of Amended Development Application

From: Residents of Clarence House

104–118 Clarence Street, Sydney NSW 2000

To: City of Sydney Council, Local Planning Panel

Dear Council,

We write on behalf of the residents of Clarence House at 104–118 Clarence Street, Sydney, in response to the **re-notification of amended Development Application D/2024/1018**, concerning the following addresses:

- 104–118 Clarence Street
- 46–52 King Street
- 71 York Street
- 73 York Street
- 75 York Street

We wish to reaffirm and **restate our strong objection** to this development. Despite amendments and the re-notification process, the updated plans **do not meaningfully address the concerns raised in our original submission**. The core issues remain unresolved, and the proposed development continues to present serious risks to environmental amenity, housing stability, public safety, and community wellbeing.

1. Failure to Address Displacement of Residents

The revised proposal continues to include the **complete removal of all existing residential accommodation** across the development site. No alternative housing provisions, mitigation measures, or relocation support have been offered to displaced tenants.

At a time when housing availability and affordability are at crisis levels across Sydney, the absence of any strategy to retain, replace, or support displaced residents is unacceptable. The applicant has **completely failed to acknowledge or respond to this concern**, despite it being a central issue in earlier submissions.

This not only contradicts the City's stated objectives of protecting and increasing residential housing in the CBD, but also undermines broader public efforts to support housing security. **Removing existing housing stock for entertainment and commercial use is a clear step in the wrong direction.**

2. No Adequate Response to Noise and Environmental Impacts

The amended submission **still lacks a comprehensive noise impact assessment** to address the proposed inclusion of an open-air rooftop venue and operations of a late-night 24/7 entertainment precinct that has been outlined as part of the applicant's concept plans. There is no clear plan for managing or mitigating noise from music, crowds, or deliveries—especially during night-time hours when residents are most vulnerable to disturbance.

This is a serious omission, particularly given the scale and 24/7 nature of the proposed uses. Nearby residents, including those in and around Clarence House, will be directly and significantly impacted, yet the applicant has made **no meaningful effort to address these environmental concerns** in the re-submission.

3. Ongoing Concerns Regarding Public Safety and Liquor Licensing

The revised plans retain an extensive, site-wide liquor license with large-capacity venues and rooftop bars, yet there is **no new information or additional commitments** regarding public safety, security, or responsible service practices.

Our original submission raised concerns about:

- Increased risk of public disorder and late-night antisocial behaviour
- Potential rises in alcohol-related crime
- Inadequate site management history from the applicant (Merivale)

None of these concerns have been addressed in the amended documents. In fact, **the applicant has entirely failed to engage with their own record of non-compliance**, nor have they proposed any strengthened operational safeguards to protect nearby residents and businesses.

4. Community Consultation Remains Absent

One of the most disappointing aspects of both the original and amended proposals is the **lack of meaningful community engagement**. Despite numerous legitimate objections from affected residents and stakeholders, there is no indication that the applicant has sought to consult with or incorporate feedback from the local community.

The re-notified plans appear to be a technical response rather than a substantive one, and do not reflect a genuine willingness to adjust the proposal in light of public interest.

5. Traffic, Parking, and Infrastructure Strain Still Unresolved

Traffic and congestion concerns raised in our initial submission also remain unaddressed. The revised application continues to provide **inadequate parking and access arrangements**, despite the anticipated increase in visitors, staff, and service vehicles.

The development will strain already busy streets and place additional pressure on public infrastructure—including transport systems, pedestrian access, and emergency services.

Conclusion

The renotified development application **fails to respond meaningfully to the community's original objections**. It reflects a disregard for the residents, businesses, and broader community who will bear the impacts of this development.

We again urge Council and the Local Planning Panel to:

- Uphold its commitment to responsible, inclusive, and sustainable city planning
- Require the applicant to address key concerns around housing displacement, noise management, public safety, and community consultation before any further submissions are considered
- **Reject Development Application D/2024/1018** in its entirety as currently proposed in the public interest

Thank you for your time and consideration. We trust the Council will act in the long-term interests of Sydney's communities.

Yours sincerely,

Residents of Clarence House

104–118 Clarence Street

Sydney NSW 2000

From: [REDACTED]
Sent on: Thursday, July 10, 2025 10:22:57 PM
To: council@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission against Development Application D/2024/1018

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

Dear Sir/ Madam

I write in response to the re-notification of amended Development Application **D/2024/1018**, relating to the following addresses:

- 104–118 Clarence Street
- 46–52 King Street
- 71 York Street
- 73 York Street
- 75 York Street

I wish to **formally reaffirm and state my strong objection** to this development proposal in its current form. Despite the amendments and the re-notification process undertaken by the applicant, the updated concept plans **fail to meaningfully address the key concerns** raised by local residents. The core issues that threaten the social, environmental, and infrastructural wellbeing of our community remain wholly unresolved.

I make the following points supporting my objection.

1. Failure to Address Displacement of Residents and Housing Loss

The **removal of all existing residential accommodation** across the development site is perhaps the most alarming aspect of the proposed concept. The revised application still proposes to **entirely eliminate residential uses from the site, including in Clarence House, which is currently home to over 80 residents**, with no plans, commitments, or mitigation measures to support the residents who currently live there or to replace the lost housing stock.

This is particularly egregious given the ongoing **housing affordability and availability crisis** affecting Sydney. The **City of Sydney's own strategic planning objectives** include commitments to protect existing housing in the CBD and to promote mixed-use development that retains residential presence. This application does the opposite: it proposes to **erase all housing in favour of high-turnover commercial and entertainment functions**, with no evidence of consideration for its social consequences.

Furthermore, the applicant has made **no contact or engagement with existing tenants**, many of whom are long-term residents with deep ties to the community. No relocation assistance, social impact assessment, or affordable housing contribution has been offered. This constitutes a **complete abdication of social responsibility**, and sets a troubling precedent for future developments if approved.

2. Inadequate Consideration of Noise and Environmental Impacts

The amended documentation remains significantly deficient in its treatment of **acoustic and environmental impacts**, particularly those associated with:

- An **open-air rooftop bar and entertainment venue**
- The operation of a **24/7 entertainment precinct**
- Amplified music, foot traffic, deliveries, and late-night crowd dispersal

The **acoustic report included in the submission is not fit for purpose**. It focuses narrowly on a single part of the site and completely fails to consider the cumulative and sustained impact of noise arising from the **rooftop venue and expanded late-night trading** across the development. These venues, if approved, will generate continuous noise that affects nearby residents not just during occasional events, but every day, particularly at night.

There is **no detailed plan** for noise mitigation, no modeling of rooftop music spill, no restrictions on operating hours, and no monitoring or complaints resolution process. This omission is particularly glaring given that **Clarence House is a residential building located within immediate proximity**, and that acoustic impacts are one of the most commonly cited grounds for refusal in urban planning cases involving mixed-use development.

Without proper environmental assessment and appropriate planning controls, this proposal will **diminish local amenity**, increase stress on nearby residents, and create conditions that are incompatible with peaceful residential living.

3. Liquor Licensing, Public Safety, and Social Impact Concerns

The amended proposal maintains a **site-wide, large-capacity liquor license** across a number of venues, including rooftop bars and high-density late-night establishments. However, it still provides **no additional information or commitments** on how the applicant intends to manage:

- The **risk of public disorder**
- The **potential increase in alcohol-related crime and antisocial behaviour**
- **Patron safety**, crowd control, and dispersal strategies

I draw attention to the applicant's **track record of liquor licensing non-compliance** in other venues across Sydney, as cited in previous submissions and in publicly available media reports. This history cannot be ignored when evaluating a proposal of this scale, particularly one that involves round-the-clock operations in a densely populated and historically mixed-use precinct.

We as residents have **valid and ongoing fears** about the increase in street-level disturbances, noise, and antisocial conduct, particularly during night-time hours. The proposal, however, offers **no commitments to enhanced security staffing, CCTV coverage, or coordinated public safety measures with local authorities**. It appears that the applicant expects the surrounding community and public services to absorb the negative consequences without offering any corresponding benefit or accountability.

This is not consistent with responsible planning, nor with the expectations of a city that prides itself on balancing nightlife with livability.

4. Continued Absence of Community Consultation and Transparency

One of the most disappointing aspects of this application has been the **complete absence of meaningful community consultation**. At no stage have the residents of Clarence House—or indeed the wider affected community—been invited to participate in any genuine engagement process.

The applicant's approach to community feedback appears to be **reactive, procedural, and dismissive**. The re-notified plans make no substantive changes that respond to the hundreds of submissions made during the original notification period. There is no indication that resident voices were taken seriously, and no documentation provided on how public input has influenced the proposal in any way.

This reflects a **technical response to statutory requirements, not a good-faith effort to work with the community**. Developments of this scale and complexity should be accompanied by proactive consultation strategies, community liaison forums, and transparency regarding planning motivations and trade-offs.

The current application fails these basic standards of public accountability.

5. Persistent Traffic, Parking, and Infrastructure Concerns

Finally, the proposal fails to resolve—or even properly acknowledge—the **serious traffic and infrastructure implications** associated with a high-density entertainment precinct operating extended hours.

There are **no adequate provisions** for:

- Off-street parking for patrons or staff
- Deliveries and waste management
- Emergency vehicle access and egress
- Public transport capacity and pedestrian overflow

The introduction of multiple large venues in an already constrained area will place **unsustainable pressure on local roads and footpaths**, disrupt existing traffic patterns, and create congestion risks. Emergency access could be compromised, and nearby businesses and residents will face daily disruptions.

The City of Sydney should not approve any development that **increases congestion and reduces safety without fully integrated and funded infrastructure solutions**—none of which are provided in the applicant’s amended submission.

Conclusion and Call for Action

For the above reasons I strongly object to the amended proposal in **Development Application D/2024/1018**. The revised plans have failed to address the major concerns raised by local residents and instead reinforce the impression that this is a **commercially driven proposal that ignores its social and environmental obligations**.

The applicant has made **no meaningful effort to preserve housing, engage with residents, reduce environmental harm, or ensure public safety**. Approving such a proposal would represent a significant step backward for responsible urban planning in Sydney.

We respectfully request that Council and the Local Planning Panel:

- Uphold its commitment to **inclusive, sustainable, and socially responsible development**
- Require the applicant to **fully address concerns** around displacement, noise, licensing, safety, and consultation
- **Reject Development Application D/2024/1018 in its entirety**, as currently proposed, in the interests of public amenity, transparency, and long-term community wellbeing

Thank you for your attention to this important matter and trust that you will act in the best interests of the people who live and work in this area.

Yours sincerely,

Alex

Email: [REDACTED]

From: Maree Zhou [REDACTED] on behalf of Maree Zhou [REDACTED] <Maree Zhou [REDACTED]>

Sent on: Thursday, July 10, 2025 11:18:00 PM

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

CC: ZMaxwell@cityofsydney.nsw.gov.au

Subject: Objection to Amended Concept Development Application D/2024/1018

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: Planning Assessments Panel

City of Sydney Council

Subject: Objection to Amended Concept Development Application D/2024/1018

Dear Panel Members,

I write with deep concern and strong objection to the amended Concept Development Application D/2024/1018.

As someone who has lived in this part of Sydney for many years, I feel compelled to speak out—because what is being proposed would fundamentally damage the heart of our community, displace people from their homes, and prioritise commercial profit over the wellbeing of real human lives.

Despite recent minor amendments, this proposal remains as harmful and disconnected from community needs as it was at first lodgement. The changes do not address the real concerns raised by residents. In fact, they appear to sidestep them entirely.

1. Forcible Displacement of Residents – A Human Cost Ignored

At the core of this development is something truly devastating: the total removal of long-term residential accommodation. That means people—families, individuals, workers—being pushed out of their homes with no offer of support, no plan for rehousing, no basic acknowledgment that they matter.

This is not just a planning oversight. It's a failure of empathy, of responsibility, and of social conscience. At a time when Sydney is in the grip of a deep housing crisis, it is appalling to see a major development erase the very kind of housing we should be protecting. Where are these residents supposed to go? Who is accountable for the lives disrupted?

This is not just about bricks and mortar—it's about people's security, dignity, and right to remain part of the city they helped build.

2. Noise, Sleep, and the Right to Peace

Living in the city doesn't mean giving up the right to peace and rest. Yet this proposal introduces a 24/7 entertainment precinct and rooftop venue with virtually no meaningful plan to manage noise or protect the wellbeing of nearby residents.

We're talking about loud music, late-night crowds, delivery trucks at all hours—right on the doorstep of people's homes. The acoustic report provided ignores the full scope of impacts. It's incomplete and unconvincing. There's no mention of real-world consequences: sleepless nights, constant stress, deteriorating health. Residents deserve better than empty assurances.

This isn't just about volume—it's about quality of life.

3. Liquor, Late-Night Trading, and Community Safety

We are deeply worried about what this proposal will bring to our streets at night. More alcohol, more noise, more late-night disruption—and no meaningful plan to keep people safe.

The developer wants to keep an extensive liquor license covering the entire site. But where are the safety measures? Where is the plan to manage intoxicated patrons, protect women walking home at night, or prevent the rise of alcohol-related violence?

Given the applicant's track record of regulatory breaches and mismanagement, the lack of any strengthened safeguards is not only careless—it's dangerous. Our neighbourhood should not be sacrificed for someone else's profit.

4. A Community Ignored

One of the most disheartening parts of this process has been how thoroughly the voices of residents have been ignored. We have written, objected, pleaded—but the revised proposal shows ⁵⁷⁸ evidence that our input has mattered.

There has been no genuine engagement, no outreach, no willingness to listen. This is not what community planning should look like. We are not just statistics. We are the people who live here, raise our children here, care for our neighbours here.

If this development goes ahead as proposed, it will be because the very people most affected were pushed to the side.

5. Congested Streets, Strained Infrastructure

This part of Sydney is already under pressure. Streets are narrow, traffic is heavy, footpaths are busy. And yet the proposal seems to imagine a seamless increase in visitors, staff, and delivery vehicles, with little in the way of planning for how that will work.

Emergency access, loading zones, public transport capacity—none of it is adequately addressed. It feels like yet another burden being placed on the community, without consultation or care.

6. A Neighbourhood at Risk

What's at stake here is more than just noise, housing, or traffic. It's the future of our neighbourhood—its character, its heart, and the people who call it home.

This proposal would replace residents with party-goers and hooligans, community with commercialism, stability with constant disruption. It would hollow out a diverse, vibrant part of Sydney and turn it into just another entertainment strip.

We are not against change. We welcome thoughtful, inclusive development. But this proposal is not that. It is extractive, one-sided, and blind to the damage it will cause.

Final Appeal: Listen to Us

Please, hear our voices. Do not let this be another story of a city that turned its back on the people who lived in it.

I call on the City of Sydney and the Local Planning Panel to:

- Stand up for housing security, liveability, and public safety
- Insist on genuine, transparent community consultation
- Require proper assessments and mitigation plans
- **Reject Development Application D/2024/1018 as currently proposed in its entirety**

We ask you to be guardians of the public interest, not facilitators of unchecked commercial expansion.

Thank you for your time and your consideration. I respectfully request to remain informed of future updates related to this application.

Yours sincerely,

M . Zhou

Resident, Clarence Street, City of Sydney

From: meng meng [REDACTED] on behalf of meng meng [REDACTED] <meng meng [REDACTED]>
Sent on: Thursday, July 10, 2025 8:45:54 PM
To: Council@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au
Subject: Followup on Objection to D/2024/1018

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 Planning Committee

We are writing to follow up on our previous objection to the proposed development, and question whether the below concerns are being addressed in the resubmitted proposal

1. Environmental and Noise Concerns

The proposed rooftop bar and round-the-clock operation will significantly increase noise levels, especially during night hours. This will create an ongoing public nuisance and have a substantial negative impact on the quality of life for residents in the surrounding neighbourhood, including those on Clarence Street and King Street. Continuous noise, particularly from late-night entertainment, is not compatible with the mix used residential nature of the area and in consideration of the many residential dwellings that current exist at and around the site.

Our review of the applicant's latest acoustic report raises significant concerns regarding its adequacy and scope. The report appears to focus solely on the potential noise impact of the proposed basement club on the upper levels of the Skye apartment building located across from the site. This narrow focus is fundamentally flawed.

There are multiple existing residential dwellings both at and surrounding the proposed development site that stand to be directly affected by noise generated not only from the basement club, but also from other components of the proposed 24/7 operation. This includes the open-air rooftop bar, which presents a particularly serious concern due to the potential for elevated and widespread noise emissions.

Given the breadth of potential impact, the acoustic report appears insufficient for the purposes of a thorough assessment. We strongly urge that the report be independently reviewed and scrutinised to ensure it properly considers the full extent of noise implications for all affected residents in the area, not just a limited subset.

2. Safety and Antisocial Behaviour

We are seriously concerned about the potential rise in antisocial behaviour and crime associated with extended late-night operations. The introduction of additional venues operating into the early hours increases the risk of disturbances, vandalism, and other criminal behaviour. We also note the applicant's poor track record in adhering to regulations, (as has been well publicised and for which they are currently being investigated). This exacerbates our concerns regarding safety and community wellbeing.

3. Inappropriate Use of the Site

We believe the proposed use of the site is inappropriate. This area would be better utilised for residential development to meet ongoing housing demand. It is especially troubling that the proposal appears to displace current residents, reducing the availability of housing stock in the city at a time when more housing—not less—is urgently needed. This outcome is not in the public interest.

4. Oversaturation of Hospitality Venues

There is already a high concentration of bars and entertainment venues in the area. The introduction of yet another,

particularly one operating every day and night, adds no clear benefit for local residents. Instead, it places an additional burden on the community without providing offsetting advantages.

5. Lack of Community Consultation

We are also disappointed by the minimal community consultation undertaken by the applicant. A development of this scale and impact warrants broad and genuine engagement with those who live and work in the vicinity. Many local residents shared our concerns and have likewise submitted formal objections.

6. Traffic and Parking Impact

The proposal fails to adequately address the impact on local traffic and parking. Increased visitor numbers will place further pressure on already congested streets, affecting both traffic flow and residents' ability to park in the area.

Conclusion

In summary, we believe the proposal will result in serious negative consequences for the local community, including increased noise, reduced safety, housing displacement, and inadequate infrastructure planning. We respectfully urge the planning committee s to reject this proposal in the public interest.

Sincerely,

Meng

On Mon, Dec 16, 2024 at 4:57 PM meng meng [REDACTED] wrote:

We are writing to object to the subject proposal

Environmental concerns - the significant increase in noise levels will cause a consistent public nuisance in our surrounding neighbourhood especially the proposal for a rooftop bar and 24/7 operation throughout the site. This will have a significant impact on the surrounding residential area.

We are also concerned about the increase in antisocial behaviour from the late night activities and impact on safety and increase criminal behaviour. The applicant has a poor record in following regulations.

We do not believe the proposal is a good use of the site, which is better suited for more residential housing whereas we understand the current proposal will actually force existing residents out of their homes and reduce housing in the city which is not in the public's best interest.

There are already enough bars in the area and we do not need more, and definitely not more noise everyday and everynight as is proposed. It delivers no additional benefit for local residents.

We note that there has been very little consultation from the applicant on the proposal which affects a large part of the community here on clarence st and king st and that a large part of the community are also submitting their objections to what is proposed.

There is also very little consideration of the traffic impact, especially with the increase in visitors being proposed at the precinct with impact on existing parking and traffic flow in the area.

We ask council to Reject the proposal as it is not in the public's best interest.

--

Meng

From: Clarence House <[REDACTED]> on behalf of Clarence House
<Clarence House [REDACTED]>
Sent on: Thursday, July 10, 2025 9:40:05 PM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>;
DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; council@cityofsydney.nsw.gov.au
CC: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
ZMaxwell@cityofsydney.nsw.gov.au
Subject: Further Submission Regarding Applicant's Proposal D/2024/1018 Renotification of amended Concept Development Application
Attachments: Liberal leaders distance themselves from Hemmes as Merivale faces investigation.pdf (175.59 KB),
The Age 30.06.2025.pdf (1.98 MB)

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Dear Manager, Planning Assessments

Thank you for acknowledging receipt of our submissions.

We would like to further draw the Council and Local Planning Panel's attention to the additional articles published by The Age and Sydney Morning Herald respectively, concerning the applicant, and its parent company Merivale and owner, Copies of both are attached for reference.

These further investigations raise serious concerns regarding the applicant's and owner's political affiliations and a broader history of questionable conduct. We believe these matters warrant thorough scrutiny as part of the assessment process.

In light of this information, we respectfully request that Council and the Local Planning Committee apply a rigorous probity process in assessing the applicant's proposal.

We also urge all members involved in the decision-making process to declare any actual or perceived conflicts of interest. Where such conflicts exist, we expect that the individuals concerned will excuse themselves from participating in the assessment or determination of the proposal, in the interest of maintaining public confidence and transparency.

Furthermore, the attached articles outline a consistent pattern of misconduct associated with the applicant's venues, which we believe raises significant concerns about the suitability of the current proposal and concept being presented.

Thank you again for your attention to these concerns.

Residents of Clarence House

104-118 Clarence St Sydney

On Thu, Jul 10, 2025 at 11:57 AM Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

Thank you for your feedback

We will carefully consider the issues you have raised as part of our assessment.

For small developments, most decisions are made at an employee level. We'll let you know when a decision has been made and where you can get more information.

The [Local Planning Panel](#) determines applications for significant development. The [Central Sydney Planning Committee](#) determines applications over \$50 million. These meetings are open to the public in the Council Chambers at Sydney Town Hall. We'll let you know if the application will be considered at a meeting so you can attend and present your issues. We'll let you know the panel or committee's decision and where you can get more information.

Your feedback will not be kept confidential and will be made completely available on the City of Sydney's website, except for any identifying information you have already asked to be kept confidential. You do not need to reconfirm that these details be withheld.

If you were not aware of this and want some or all identifying information about you to be private, please email council@cityofsydney.nsw.gov.au. and tell us what identifying information you want kept private. We will still publish your feedback but with information which may identify you withheld.

Feedback is routinely placed on the NSW Planning Portal. Even when your privacy is requested, personal information within these copies will be available in the portal to applicants and external agencies.

Bill MacKay
Manager Planning Assessments



cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our Local Area.

From: Clarence House [REDACTED]
Sent: Wednesday, 9 July 2025 11:11 PM
To: council@cityofsydney.nsw.gov.au
Cc: [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Re: Objection to D/2024/1018 Renotification of amended Concept Development Application

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

Further to our submission below we also like to draw your attention to the enclosed articles published recently by the Sydney Morning Herald (dated 30.6.2025 and 1.7.2025 respectively) detailing the applicant Merivale's continued non compliance with regulations and history of mismanagement and illegal activities within its venues.

We strongly encourage the Council and local planning panel to take this into consideration when assessing the proposed concept plans that are being put forward by the applicant.

On Wed, Jul 9, 2025 at 10:39 PM Clarence House [REDACTED] wrote:

Dear Council

Please kindly acknowledge the submission attached and below

On Tue, Jul 8, 2025 at 1:30 PM Clarence House [REDACTED] wrote:

For the Attention of Marie Burge, Senior Planning Officer and
Bill MacKay Manager Planning Assessments

We enclosed our submission of OBJECTION to the planning proposal D/2024/1018 as renotified

We strongly request that Council REJECT this renotified planning proposal in its entirety for the reasons outlined in the public interest.

____ This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.

Liberal leaders distance themselves from Hemmes as Merivale faces investigation

By [Eryk Bagshaw](#), [Jessica McSweeney](#) and [Bianca Hrovat](#)

July 1, 2025 — 6.36pm

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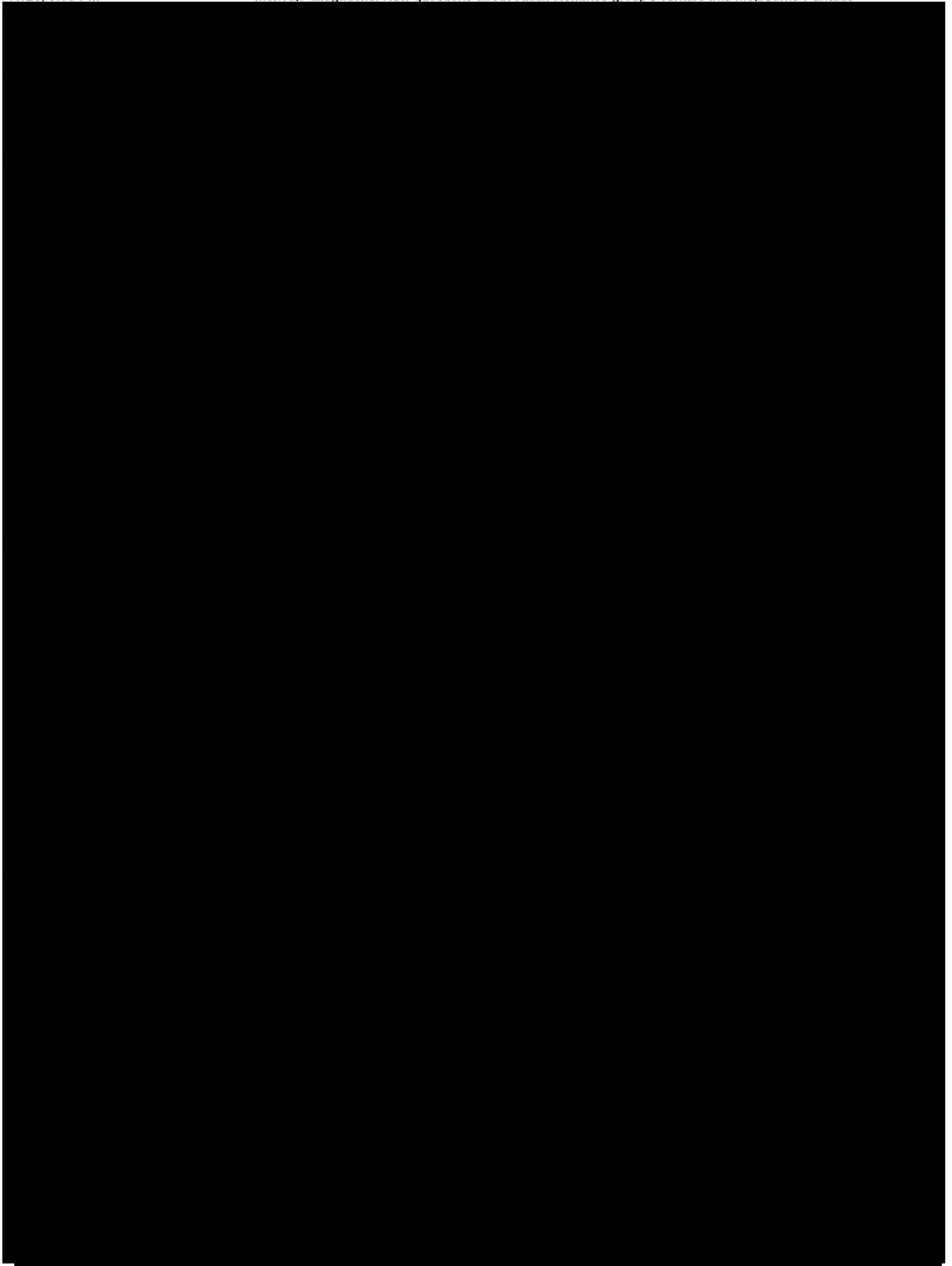
[Exclusive](#) [National](#) [Victoria](#) [City life](#)

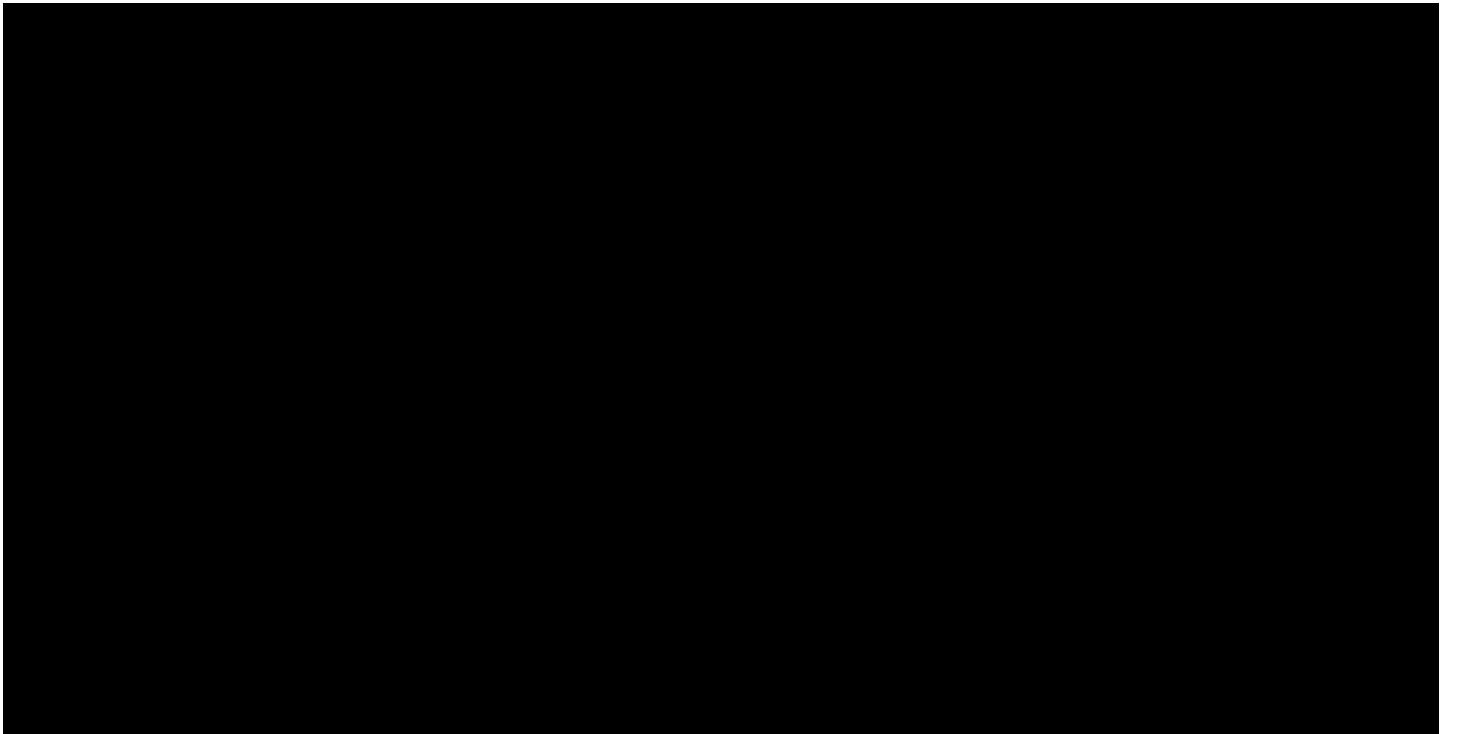
'We've let the wolf into the den': Fresh allegations against Merivale raise further concerns

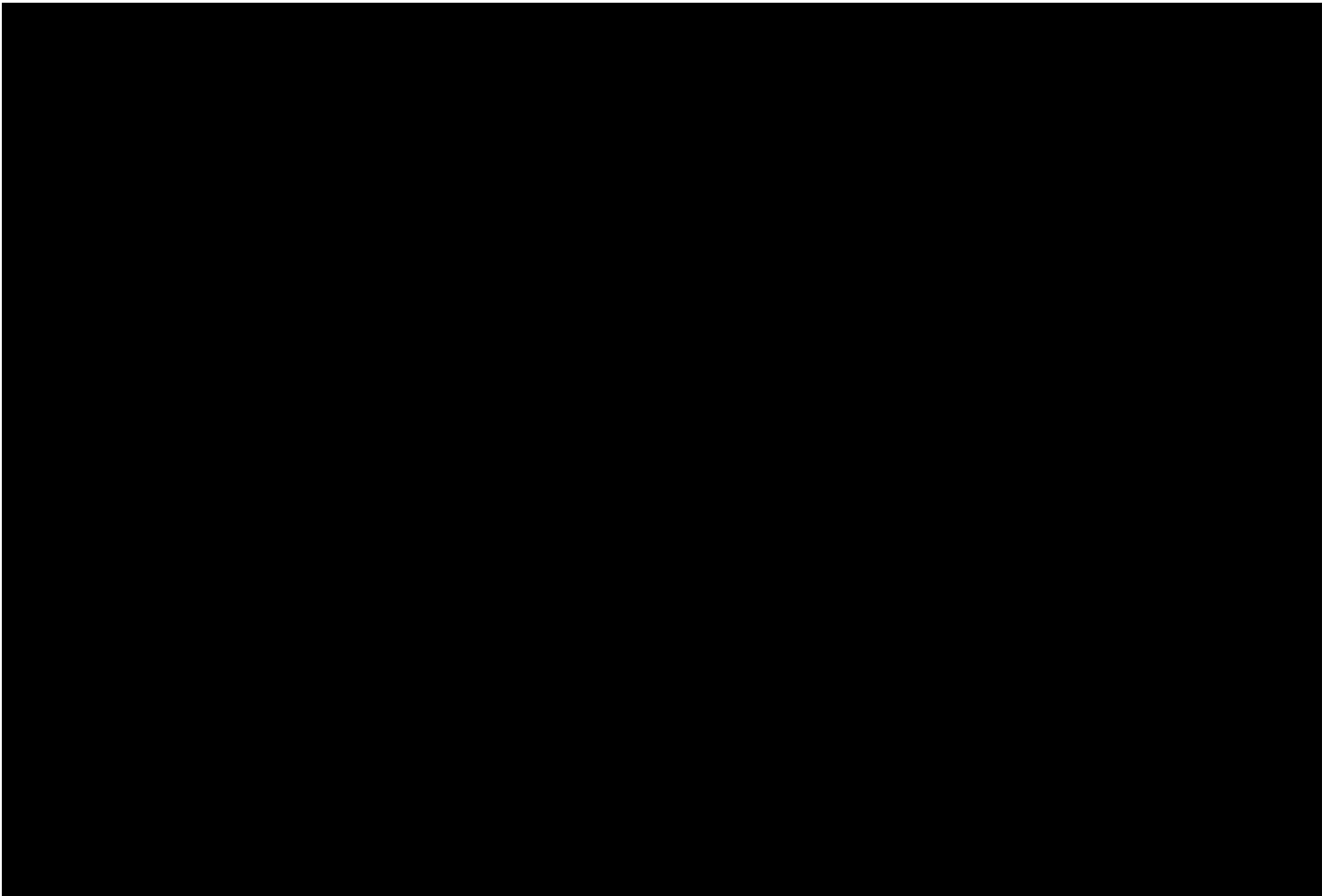
**Cara Waters**

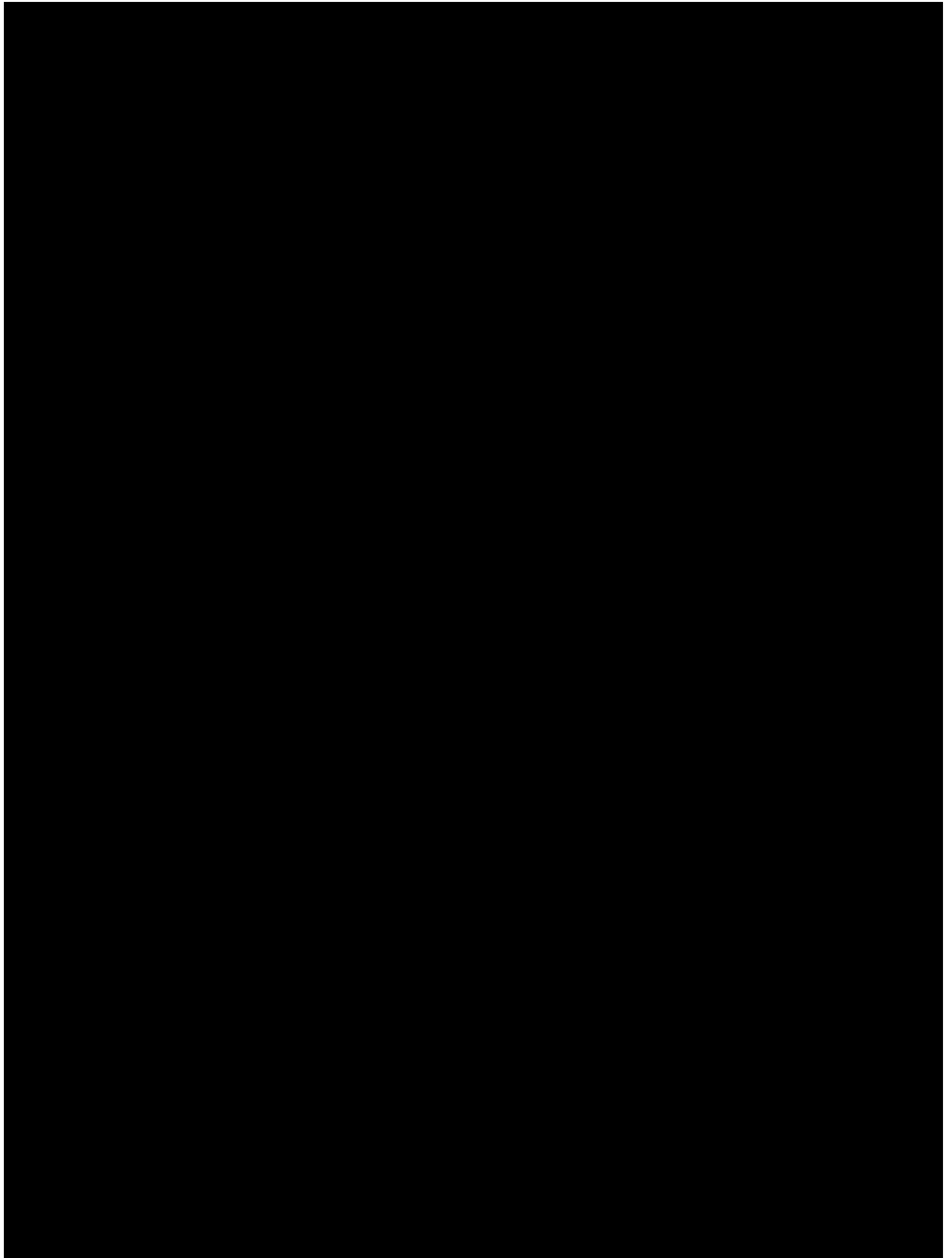
June 30, 2025 – 7.00pm

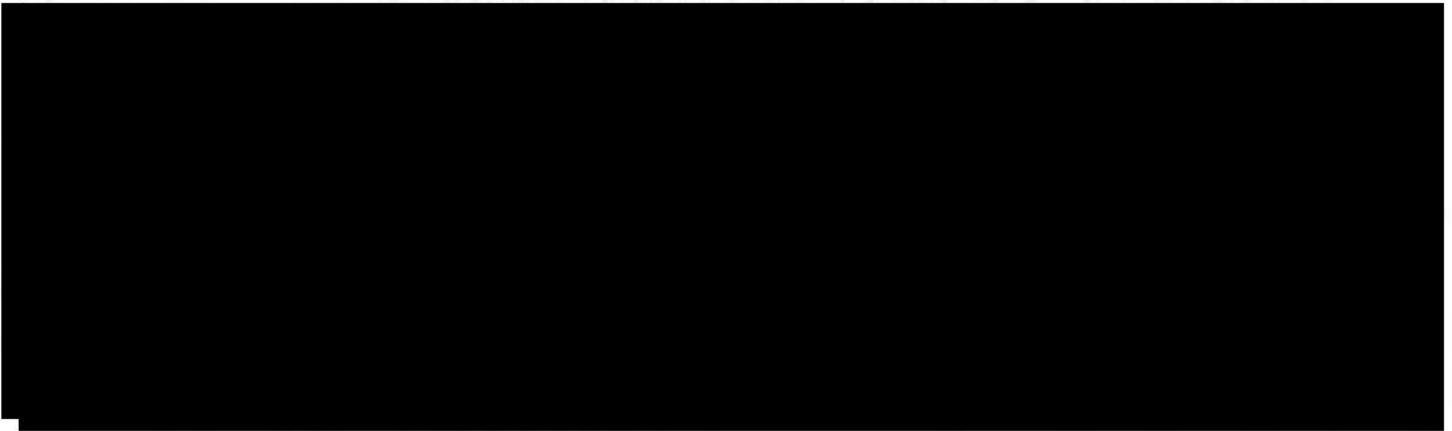
Australia's giants of the hospitality industry are in the spotlight across a series of investigations by the Sydney Morning Herald, The Age, Good Food and 60 Minutes. [See all 24 stories.](#)











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Cara Waters is the city editor for The Age. Connect via [Twitter](#), [Facebook](#) or [email](#).

From: Vince Chow [REDACTED] on behalf of Vince Chow <[REDACTED]> <Vince Chow [REDACTED]>
Sent on: Thursday, July 10, 2025 11:08:13 PM
To: council@cityofsydney.nsw.gov.au; DASubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission in Strong Objection – Amended Concept Development Application D/2024/1018

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: Planning Assessments Panel
City of Sydney Council
Subject: Submission in Strong Objection – Amended Concept Development Application D/2024/1018

Dear Panel Members,

I write in respect of the re-notified **Amended Concept Development Application D/2024/1018**, pertaining to multiple sites including 104–118 Clarence Street and surrounding properties. Upon review of the revised documentation, it is my considered view that the proposal continues to exhibit significant planning deficiencies and warrants refusal on multiple grounds related to residential displacement, environmental amenity, public safety, infrastructure capacity, and procedural fairness.

1. Residential Displacement and Housing Policy Non-Compliance

The proposed **complete removal of existing residential tenancies** across the development footprint, without any offsetting mechanisms such as **replacement housing stock**, **relocation assistance**, or **affordable housing contributions**, represents a substantial breach of the City of Sydney's **Housing Strategy** and broader metropolitan housing objectives under the **Greater Sydney Region Plan**.

The failure to provide any **social impact assessment** or **tenant transition plan** indicates a disregard for the planning system's obligation to prioritise housing retention and diversity within the CBD. The application facilitates further **gentrification and displacement**, contributing to the systematic erosion of the city's permanent residential population in favour of transient, commercial land uses.

This outcome is **antithetical to strategic urban planning principles** that promote mixed-use, socially inclusive and liveable central city environments.

2. Inadequate Environmental and Acoustic Assessment

The proposal's environmental documentation does not satisfy the requirements of a **comprehensive Environmental Impact Assessment (EIA)**. Most notably, the **acoustic report** fails to undertake **accumulative impact analysis** or provide robust modelling of noise emissions from the proposed **open-air rooftop venue**, extended operating hours, and 24/7 trading concepts.

The documentation does not sufficiently address:

- **Night-time noise propagation** and its effects on surrounding sensitive receptors
- **Mitigation measures**, such as structural attenuation, operational restrictions, or real-time noise monitoring
- A **Noise Management Plan** consistent with EPA and planning guidelines
- Potential breaches of the **Protection of the Environment Operations Act 1997 (NSW)**

In a mixed-use precinct with **existing high-density residential interfaces**, such oversights are material and constitute a planning risk that is incompatible with acceptable residential amenity standards.

3. Liquor Licensing, Public Safety, and Anti-Social Behaviour Risks

The applicant's intention to retain and potentially intensify **site-wide on-premises liquor licence**—without concurrent submission of an updated **Venue Management Plan**, **Operational Plan of Management**, or **Safety and Security Strategy**—raises material concerns regarding crime prevention, public health, and cumulative social impact.

The proposal introduces a clear **overconcentration of licensed premises**, a well-documented contributor to increased alcohol-related harm and anti-social behaviour. This is particularly concerning given:

- The **close spatial proximity** to established residential dwellings (e.g., Clarence House)

- The absence of a **Crime Prevention Through Environmental Design (CPTED)** assessment
- The applicant's history of **non-compliance and enforcement actions**, including those reported at other venues operated by Merivale

In the absence of enforceable controls, including trading hour limitations, patron caps, and mandatory RSA training regimes, this component of the proposal is inconsistent with the principles of **risk-based licensing regulation** and public safety planning.

4. Absence of Genuine Community Engagement

The proponent has not demonstrated compliance with the principles of **meaningful community engagement** as articulated in the **NSW Community Participation Plan (CPP)** and the **City of Sydney's Engagement Strategy**.

The **re-notification process appears perfunctory**, with no evidence of substantive revisions in response to the significant volume of submissions lodged during the original exhibition period. There has been **no facilitated stakeholder engagement**, community workshops, or attempt to co-design mitigation strategies with affected residents.

Such an approach undermines public confidence in the development assessment process and fails to uphold **best practice standards in participatory planning**.

5. Unresolved Transport and Infrastructure Impacts

The proposal continues to lack an **Integrated Transport and Access Plan (ITAP)** or comprehensive **Traffic Impact Assessment (TIA)** capable of demonstrating that the surrounding road network and transport infrastructure can accommodate the projected increase in:

- **Patronage volumes** from extended-hour venues
- **Servicing, deliveries, and waste management movements**
- **Emergency vehicle access and egress**
- **Pedestrian flows during peak and night-time hours**

The absence of detail regarding **loading dock provision, active transport encouragement, and car parking limitations** represents a significant planning omission. Without these components, the proposal cannot be said to achieve alignment with the **City of Sydney's Sustainable Transport Policy** or **Movement and Place framework**.

6. Impacts on Neighbourhood Character and Long-Term Urban Liveability

The cumulative impact of intensified entertainment uses, displacement of residents, and late-night activation across the entire site poses a serious threat to the established **local character, social fabric, and functional balance** of the surrounding precinct.

The development risks converting a mixed-use, culturally diverse, and residentially integrated environment into a **monofunctional nightlife precinct**, reducing long-term urban liveability and increasing reliance on reactive enforcement and regulation.

Such an outcome is **inconsistent with the public interest test** and contravenes the principles of **ecologically sustainable development (ESD)** under the **Environmental Planning and Assessment Act 1979 (NSW)**.

7. Request for Determination in the Public Interest

Given the range and seriousness of the planning issues identified, I respectfully urge the Planning Panel to:

- **Reject Development Application D/2024/1018** in its current form on the grounds of strategic misalignment, amenity impacts, and failure to satisfy statutory obligations
- Require the proponent to undertake a revised submission that includes:
 - A full **Social Impact Assessment**
 - A **comprehensive acoustic and environmental study**
 - A **stakeholder consultation report**
 - Clear and enforceable **management and mitigation plans** addressing safety, noise, and transport impacts

I further request to be included on all future notifications and consultations related to this proposal.

Thank you for considering this submission.

Yours faithfully,

From: Maree Zhou [REDACTED] on behalf of Maree Zhou [REDACTED] <Maree Zhou [REDACTED]>
Sent on: Thursday, July 10, 2025 11:18:00 PM
To: council@cityofsydney.nsw.gov.au; DASubmissions@cityofsydney.nsw.gov.au
CC: ZMaxwell@cityofsydney.nsw.gov.au
Subject: Objection to Amended Concept Development Application D/2024/1018

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: Planning Assessments Panel
City of Sydney Council
Subject: Objection to Amended Concept Development Application D/2024/1018

Dear Panel Members,

I write with deep concern and strong objection to the amended Concept Development Application D/2024/1018.

As someone who has lived in this part of Sydney for many years, I feel compelled to speak out—because what is being proposed would fundamentally damage the heart of our community, displace people from their homes, and prioritise commercial profit over the wellbeing of real human lives.

Despite recent minor amendments, this proposal remains as harmful and disconnected from community needs as it was at first lodgement. The changes do not address the real concerns raised by residents. In fact, they appear to sidestep them entirely.

1. Forcible Displacement of Residents – A Human Cost Ignored

At the core of this development is something truly devastating: the total removal of long-term residential accommodation. That means people—families, individuals, workers—being pushed out of their homes with no offer of support, no plan for rehousing, no basic acknowledgment that they matter.

This is not just a planning oversight. It's a failure of empathy, of responsibility, and of social conscience. At a time when Sydney is in the grip of a deep housing crisis, it is appalling to see a major development erase the very kind of housing we should be protecting. Where are these residents supposed to go? Who is accountable for the lives disrupted?

This is not just about bricks and mortar—it's about people's security, dignity, and right to remain part of the city they helped build.

2. Noise, Sleep, and the Right to Peace

Living in the city doesn't mean giving up the right to peace and rest. Yet this proposal introduces a 24/7 entertainment precinct and rooftop venue with virtually no meaningful plan to manage noise or protect the wellbeing of nearby residents.

We're talking about loud music, late-night crowds, delivery trucks at all hours—right on the doorstep of people's homes. The acoustic report provided ignores the full scope of impacts. It's incomplete and unconvincing. There's no mention of real-world consequences: sleepless nights, constant stress, deteriorating health. Residents deserve better than empty assurances.

This isn't just about volume—it's about quality of life.

3. Liquor, Late-Night Trading, and Community Safety

We are deeply worried about what this proposal will bring to our streets at night. More alcohol, more noise, more late-night disruption—and no meaningful plan to keep people safe.

The developer wants to keep an extensive liquor license covering the entire site. But where are the safety measures? Where is the plan to manage intoxicated patrons, protect women walking home at night, or prevent the rise of alcohol-related violence?

Given the applicant's track record of regulatory breaches and mismanagement, the lack of any strengthened safeguards is not only careless—it's dangerous. Our neighbourhood should not be sacrificed for someone else's profit.

4. A Community Ignored

One of the most disheartening parts of this process has been how thoroughly the voices of residents have been ignored. We have written, objected, pleaded—but the revised proposal shows no evidence that our input has mattered.

There has been no genuine engagement, no outreach, no willingness to listen. This is not what community planning should look like. We are not just statistics. We are the people who live here, raise our children here, care for our neighbours here.

If this development goes ahead as proposed, it will be because the very people most affected were pushed to the side.

5. Congested Streets, Strained Infrastructure

This part of Sydney is already under pressure. Streets are narrow, traffic is heavy, footpaths are busy. And yet the proposal seems to imagine a seamless increase in visitors, staff, and delivery vehicles, with little in the way of planning for how that will work.

Emergency access, loading zones, public transport capacity—none of it is adequately addressed. It feels like yet another burden being placed on the community, without consultation or care.

6. A Neighbourhood at Risk

What's at stake here is more than just noise, housing, or traffic. It's the future of our neighbourhood—its character, its heart, and the people who call it home.

This proposal would replace residents with party-goers and hooligans, community with commercialism, stability with constant disruption. It would hollow out a diverse, vibrant part of Sydney and turn it into just another entertainment strip.

We are not against change. We welcome thoughtful, inclusive development. But this proposal is not that. It is extractive, one-sided, and blind to the damage it will cause.

Final Appeal: Listen to Us

Please, hear our voices. Do not let this be another story of a city that turned its back on the people who lived in it.

I call on the City of Sydney and the Local Planning Panel to:

- Stand up for housing security, liveability, and public safety
- Insist on genuine, transparent community consultation
- Require proper assessments and mitigation plans
- **Reject Development Application D/2024/1018 as currently proposed in its entirety**

We ask you to be guardians of the public interest, not facilitators of unchecked commercial expansion.

Thank you for your time and your consideration. I respectfully request to remain informed of future updates related to this application.

Yours sincerely,

M . Zhou

Resident, Clarence Street, City of Sydney

From: shirley [REDACTED] on behalf of shirley [REDACTED] <shirley [REDACTED]>

Sent on: Thursday, July 10, 2025 10:00:24 PM

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

Subject: Objection to D/2024/1018 Amended Concept Development Application

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 Planning Assessments Panel, City of Sydney Council

I write in relation to the amended Concept Development Application D/2024/1018

Below I expand on several key areas of concern which, in my view, **warrant the strongest possible objection** to the latest proposal.

1. Housing Displacement and the Broader Housing Crisis

The proposal's plan for the **complete removal of all existing residential accommodation** across the site is not only alarming, it is profoundly irresponsible in the context of Sydney's deepening housing crisis.

There is **no indication** within the revised documentation of any intention to **relocate or otherwise support current residents** who will be forcibly displaced by this development. No mitigation plans, no social housing contribution, and no transitional housing options have been proposed. This omission is not merely an oversight—it represents a **deliberate dismissal** of the social impacts of the proposal. Given the City of Sydney's own housing strategy, which includes objectives to protect and increase affordable residential options in the CBD, this development flies in the face of planning policy and public interest.

If allowed to proceed, this development would contribute to the **erasure of permanent residents from the CBD**, accelerating the trend of transforming our city into a space for tourists, short-term visitors, and commercial activities, at the direct expense of those who live and contribute to the city long term.

2. Environmental and Acoustic Impact – A Missing Assessment

A significant concern which remains glaringly unaddressed is the **lack of a robust environmental impact assessment**, particularly in relation to **acoustic pollution and night-time disturbances** arising from the proposed **open-air rooftop venue** and **24/7 entertainment operations**.

As someone who has lived in the vicinity for many years, I can attest that even moderate night-time activities—let alone large-scale entertainment venues—can have **severe impacts on sleep quality, mental health, and overall well-being**. The failure to include a comprehensive noise study in an area with a dense population of residential buildings is an egregious oversight.

There is also no detailed plan provided regarding **noise attenuation, operating hours, music control, or complaint resolution mechanisms**. The proposal essentially invites unregulated night-time operations in an environment that must balance both commercial activity and residential amenity.

The **acoustic report submitted as part of the proposal documentation fails to address the critical concerns raised** regarding noise pollution and its broader environmental impact. The report appears narrowly focused on a **single aspect of the proposed entertainment precinct**, offering limited assessment of the overall noise footprint and virtually no meaningful analysis of the **anticipated impacts from the open-air rooftop bar and additional venue spaces**

included in the concept plans.

3. Public Safety, Liquor Licensing, and Crime Risk

The developer's intention to **retain a large-scale, site-wide liquor license**—alongside an expanded footprint of venues and extended trading hours—poses **serious risks** to public safety and social cohesion. The lack of additional public safety commitments in the updated proposal is deeply concerning.

The site's proximity to residential buildings, including Clarence House, necessitates **a highly managed and constrained licensing environment**, not a permissive one. History tells us that **venues operating without sufficient oversight**, particularly those associated with Merivale, have led to increased incidents of **alcohol-related violence, vandalism, and anti-social behaviour**.

The applicant's own compliance history raises significant red flags. Residents and businesses in the area should not be forced to bear the **social and policing costs** of a development that prioritises alcohol sales and entertainment over safety and amenity. This is especially critical given the absence of **detailed operational plans, security provisions, or responsible service strategies** in the current submission.

4. Failure of Meaningful Community Consultation

The developer's **repeated failure to engage meaningfully with local stakeholders** is perhaps one of the most disappointing aspects of this process. Genuine community consultation requires more than the procedural minimum—it demands **listening, transparency, and responsiveness**.

Despite receiving numerous legitimate objections from Clarence House residents and other stakeholders, the amended plans appear to have **dismissed community feedback in its entirety**. There is no evidence that the applicant has revised the proposal in response to concerns raised. The re-notification process feels procedural, not participatory.

The principles of **inclusive planning and community engagement**, as championed by both the NSW Government and the City of Sydney, are being undermined by the applicant's conduct. For a project of this size and impact, this failure is inexcusable.

5. Traffic, Infrastructure, and Access Strain

The proposal's ongoing failure to **adequately address traffic flow, infrastructure capacity, and access issues** remains a major concern. The increased volume of visitors, staff, and service vehicles associated with the proposed development will significantly strain **already congested local streets**, many of which are narrow and ill-suited to high-intensity commercial operations.

The plan offers **no sufficient mitigation strategy** for managing deliveries, emergency access, or peak-time pedestrian flows. Parking remains inadequate. Public transport hubs—already under pressure—will face added congestion. The absence of a robust traffic management plan in the revised proposal further demonstrates the applicant's **disregard for integrated planning**.

6. Long-Term Community Impact and Neighbourhood Character

Over the years, Clarence House and its surroundings have evolved into a **diverse and livable community** with a delicate balance of residential, commercial, and cultural life. The proposed development threatens to **upend this balance entirely**.

Replacing long-term housing and human-scale businesses with an **intensified entertainment complex** will fundamentally alter the character of the neighbourhood. The development as proposed risks transforming the area into a **transient, nightlife-dominated precinct**—one that prioritises **tourism and consumption** over stability and

sustainability.

As local residents, we are not opposed to change or progress. But we do oppose developments that fail to account for **social, environmental, and civic responsibilities**. We oppose developments that **benefit a few commercial interests at the expense of hundreds of local voices**. And we strongly object to a process that continues to **sideline those who will be most affected**.

7. Call for Responsible Decision-Making

In conclusion, I respectfully urge Council and the Local Planning Panel to:

- Uphold its commitment to **responsible, inclusive, and sustainable planning**
- Require the applicant to **meaningfully address concerns** related to housing loss, environmental impacts, public safety, and stakeholder engagement
- **Reject Development Application D/2024/1018** in its entirety as proposed, on the grounds of failing to satisfy core planning and public interest criteria

This application, as it stands, demonstrates a disregard for **basic planning principles, public accountability**, and the **rights of residents**. Council has an obligation to defend the interests of the community and to ensure that Sydney remains a city for **living—not just for entertainment and profit**.

I thank you for the opportunity to provide input and respectfully request that I be kept on the contact list for future updates and consultations related to this development.

Yours sincerely,

Shirley

From: Clarence House [REDACTED] on behalf of Clarence House
[REDACTED] <Clarence House [REDACTED]>
Sent on: Thursday, July 10, 2025 9:40:05 PM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>;
DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; council@cityofsydney.nsw.gov.au
CC: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
ZMaxwell@cityofsydney.nsw.gov.au
Subject: Further Submission Regarding Applicant's Proposal D/2024/1018 Renotification of amended Concept Development Application
Attachments: Liberal leaders distance themselves from Hemmes as Merivale faces investigation.pdf (175.59 KB),
The Age 30.06.2025.pdf (1.98 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 Manager, Planning Assessments

Thank you for acknowledging receipt of our submissions.

We would like to further draw the Council and Local Planning Panel's attention to the additional articles published by The Age and Sydney Morning Herald respectively, concerning the applicant, and its parent company Merivale and owner, Copies of both are attached for reference.

These further investigations raise serious concerns regarding the applicant's and owner's political affiliations and a broader history of questionable conduct. We believe these matters warrant thorough scrutiny as part of the assessment process.

In light of this information, we respectfully request that Council and the Local Planning Committee apply a rigorous probity process in assessing the applicant's proposal.

We also urge all members involved in the decision-making process to declare any actual or perceived conflicts of interest. Where such conflicts exist, we expect that the individuals concerned will excuse themselves from participating in the assessment or determination of the proposal, in the interest of maintaining public confidence and transparency.

Furthermore, the attached articles outline a consistent pattern of misconduct associated with the applicant's venues, which we believe raises significant concerns about the suitability of the current proposal and concept being presented.

Thank you again for your attention to these concerns.

Residents of Clarence House

104-118 Clarence St Sydney

On Thu, Jul 10, 2025 at 11:57 AM Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> wrote:

Thank you for your feedback

We will carefully consider the issues you have raised as part of our assessment.

For small developments, most decisions are made at an employee level. We'll let you know when a decision has been made and where you can get more information.

The [Local Planning Panel](#) determines applications for significant development. The [Central Sydney Planning Committee](#) determines applications over \$50 million. These meetings are open to the public in the Council Chambers at Sydney Town Hall. We'll let you know if the application will be considered at a meeting so you can attend and present your issues. We'll let you know the panel or committee's decision and where you can get more information.

Your feedback will not be kept confidential and will be made completely available on the City of Sydney's website, except for any identifying information you have already asked to be kept confidential. You do not need to reconfirm that these details be withheld.

If you were not aware of this and want some or all identifying information about you to be private, please email council@cityofsydney.nsw.gov.au. and tell us what identifying information you want kept private. We will still publish your feedback but with information which may identify you withheld.

Feedback is routinely placed on the NSW Planning Portal. Even when your privacy is requested, personal information within these copies will be available in the portal to applicants and external agencies.

Bill MacKay
Manager Planning Assessments



cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our Local Area.

From: Clarence House [REDACTED]
Sent: Wednesday, 9 July 2025 11:11 PM
To: council@cityofsydney.nsw.gov.au
Cc: [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Re: Objection to D/2024/1018 Renotification of amended Concept Development Application

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

Further to our submission below we also like to draw your attention to the enclosed articles published recently by the Sydney Morning Herald (dated 30.6.2025 and 1.7.2025 respectively) detailing the applicant Merivale's continued non compliance with regulations and history of mismanagement and illegal activities within its venues.

We strongly encourage the Council and local planning panel to take this into consideration when assessing the proposed concept plans that are being put forward by the applicant.

On Wed, Jul 9, 2025 at 10:39 PM Clarence House [REDACTED] wrote:

Dear Council

Please kindly acknowledge the submission attached and below

On Tue, Jul 8, 2025 at 1:30 PM Clarence House [REDACTED] wrote:

For the Attention of Marie Burge, Senior Planning Officer and
Bill MacKay Manager Planning Assessments

We enclosed our submission of OBJECTION to the planning proposal D/2024/1018 as renotified

We strongly request that Council REJECT this renotified planning proposal in its entirety for the reasons outlined in the public interest.

____ This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.

Liberal leaders distance themselves from Hemmes as Merivale faces investigation

By [Eryk Bagshaw](#), [Jessica McSweeney](#) and [Bianca Hrovat](#)

July 1, 2025 — 6.36pm

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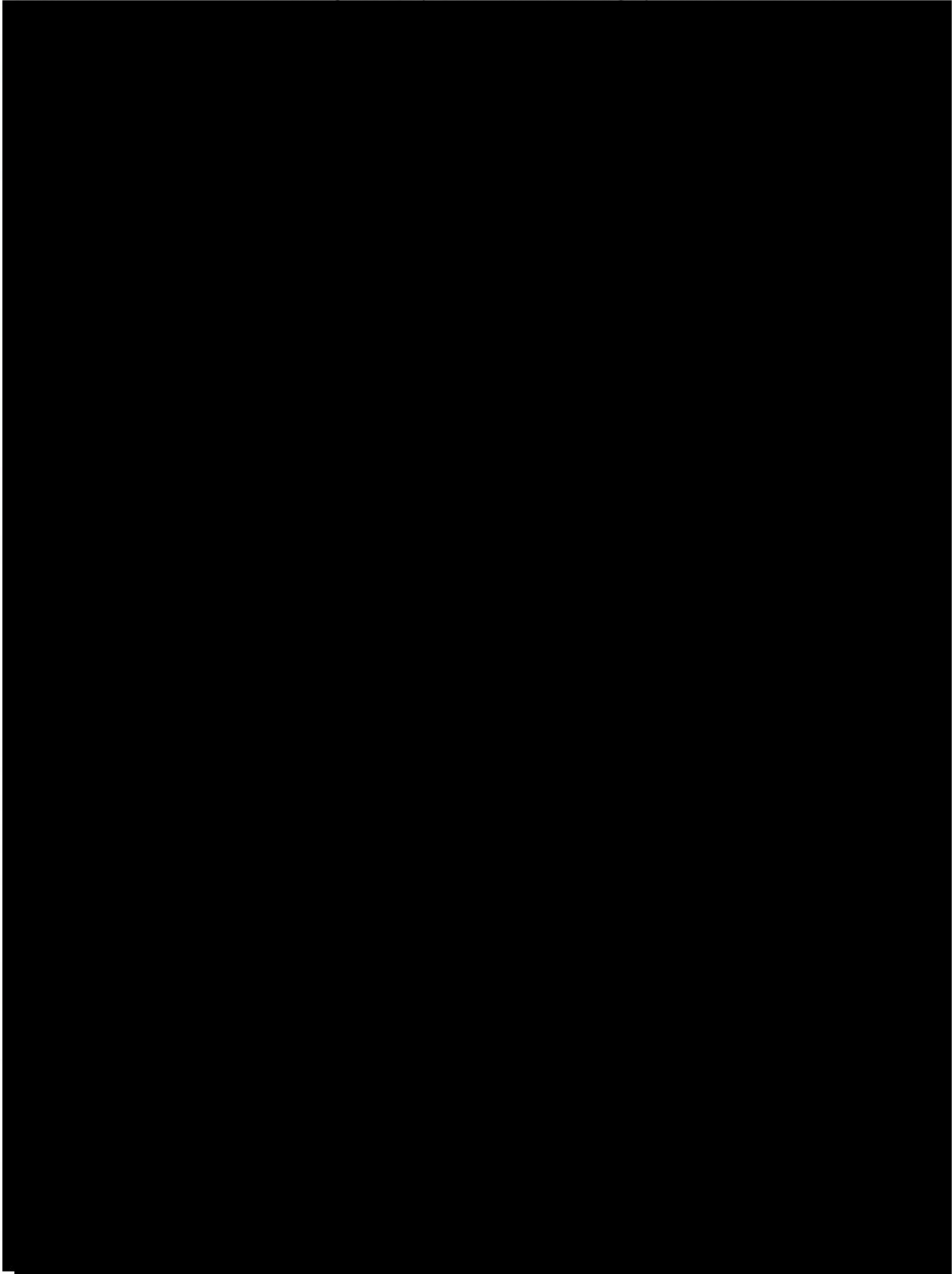
[Exclusive](#) [National](#) [Victoria](#) [City life](#)

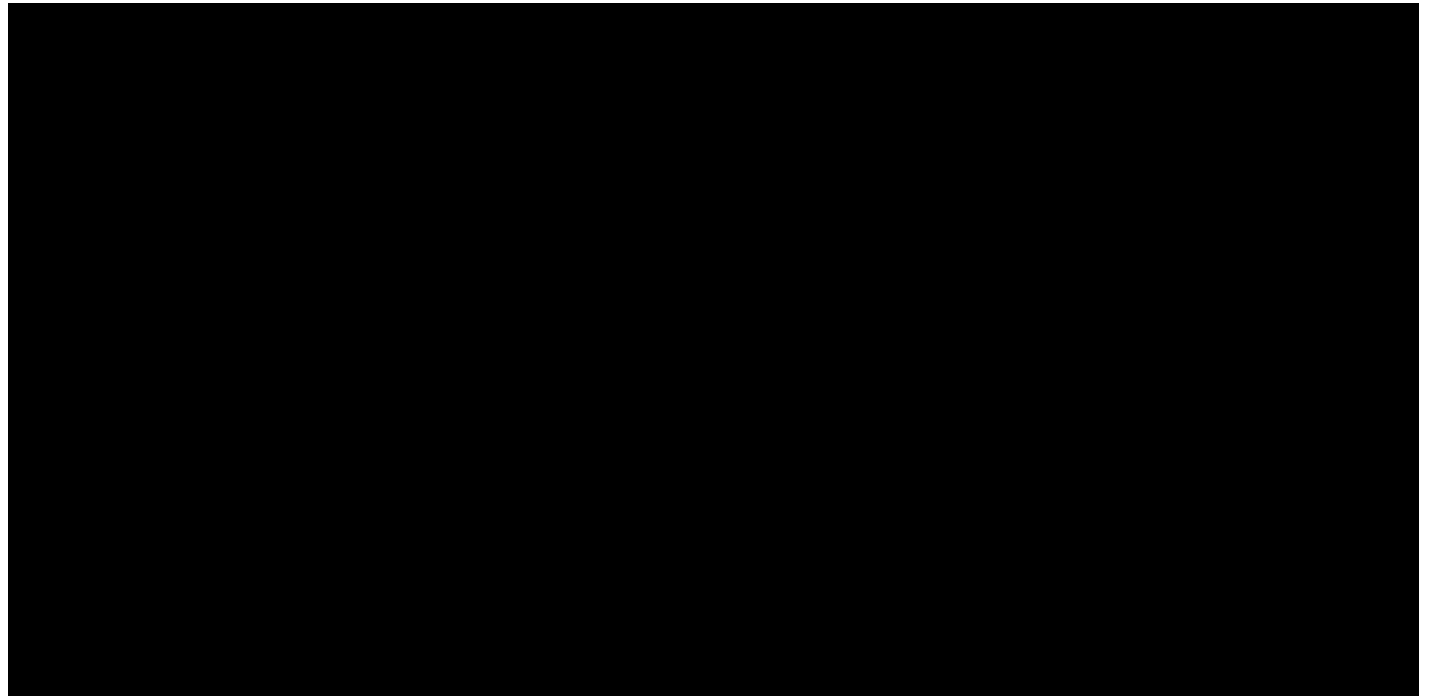
'We've let the wolf into the den': Fresh allegations against Merivale raise further concerns

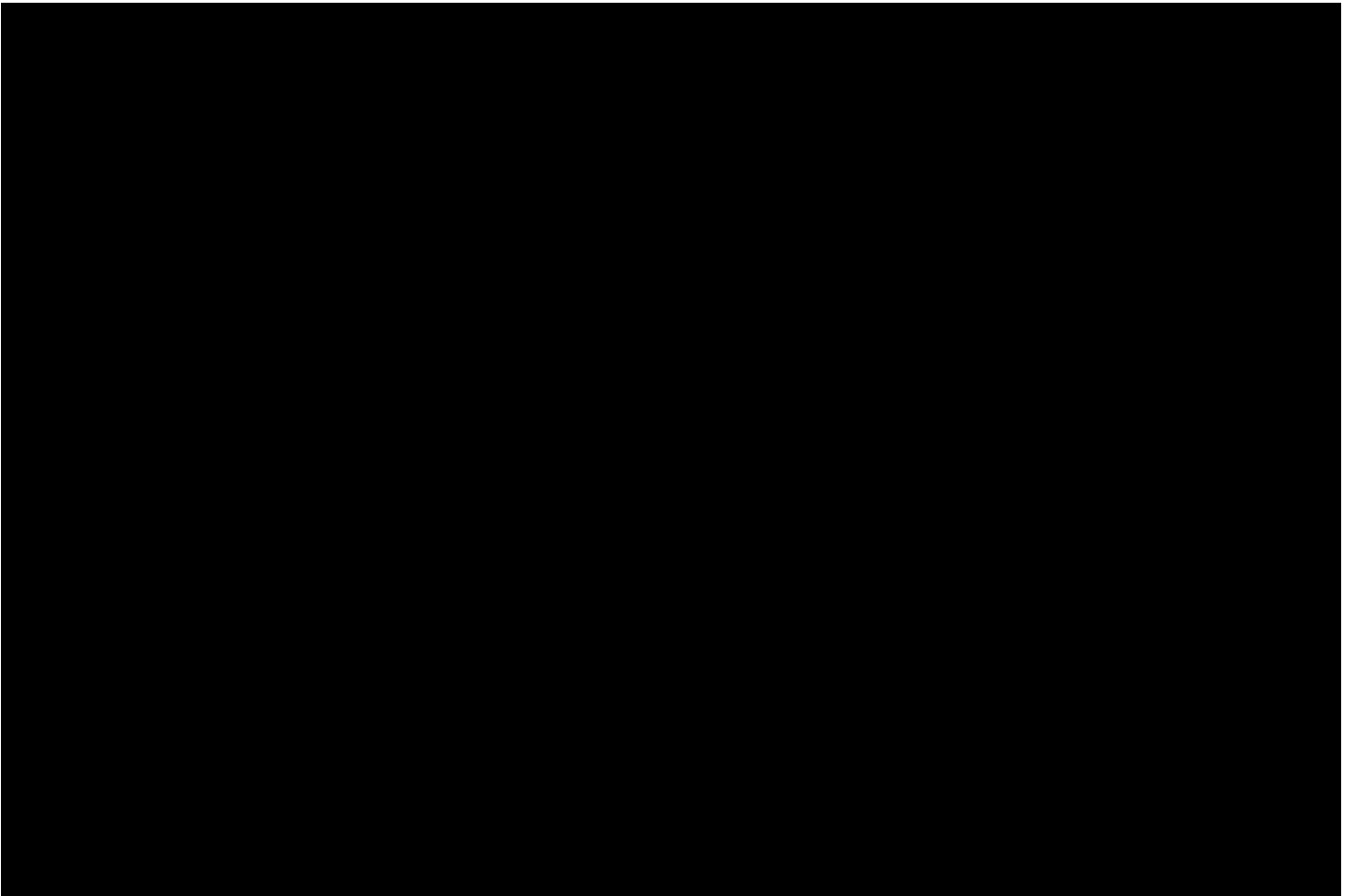
**Cara Waters**

June 30, 2025 – 7.00pm

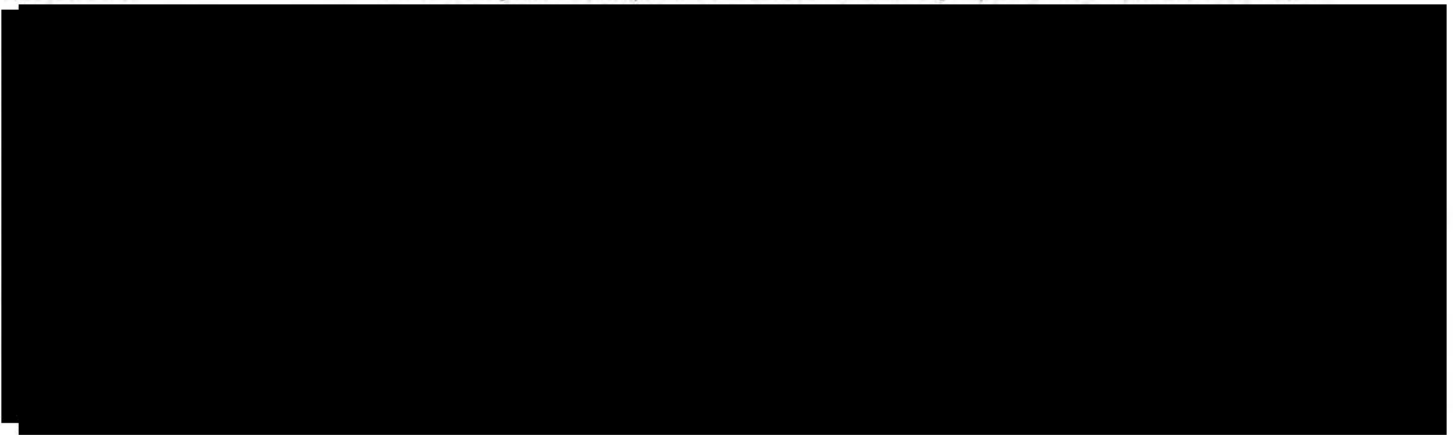
Australia's giants of the hospitality industry are in the spotlight across a series of investigations by the Sydney Morning Herald, The Age, Good Food and 60 Minutes. [See all 24 stories.](#)











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Cara Waters is the city editor for The Age. Connect via [Twitter](#), [Facebook](#) or [email](#).

From: Melinda Futchter <MFutchter@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Friday, July 11, 2025 12:28:23 PM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: FW: Submission in Strong Objection – Amended Concept Development Application D/2024/1018

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

From: Vince Chow [REDACTED]
Sent: Thursday, 10 July 2025 11:08 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>; DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Cc: [REDACTED]
Subject: Submission in Strong Objection – Amended Concept Development Application D/2024/1018

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: Planning Assessments Panel
City of Sydney Council
Subject: Submission in Strong Objection – Amended Concept Development Application D/2024/1018

Dear Panel Members,

I write in respect of the re-notified Amended Concept Development Application D/2024/1018, pertaining to multiple sites including 104–118 Clarence Street and surrounding properties. Upon review of the revised documentation, it is my considered view that the proposal continues to exhibit significant planning deficiencies and warrants refusal on multiple grounds related to residential displacement, environmental amenity, public safety, infrastructure capacity, and procedural fairness.

1. Residential Displacement and Housing Policy Non-Compliance

The proposed complete removal of existing residential tenancies across the development footprint, without any offsetting mechanisms such as replacement housing stock, relocation assistance, or affordable housing contributions, represents a substantial breach of the City of Sydney's Housing Strategy and broader metropolitan housing objectives under the Greater Sydney Region Plan.

The failure to provide any social impact assessment or tenant transition plan indicates a disregard for the planning system's obligation to prioritise housing retention and diversity within the CBD. The application facilitates further gentrification and displacement, contributing to the systematic erosion of the city's permanent residential population in favour of transient, commercial land uses.

This outcome is antithetical to strategic urban planning principles that promote mixed-use, socially inclusive and liveable central city environments.

2. Inadequate Environmental and Acoustic Assessment

The proposal's environmental documentation does not satisfy the requirements of a comprehensive Environmental Impact Assessment (EIA). Most notably, the acoustic report fails to undertake a cumulative impact analysis or provide robust modelling of noise emissions from the proposed open-air rooftop venue, extended operating hours, and 24/7 trading concepts.

The documentation does not sufficiently address:

- * Night-time noise propagation and its effects on surrounding sensitive receptors
- * Mitigation measures, such as structural attenuation, operational restrictions, or real-time noise monitoring
- * A Noise Management Plan consistent with EPA and planning guidelines

* Potential breaches of the Protection of the Environment Operations Act 1997 (NSW)

In a mixed-use precinct with existing high-density residential interfaces, such oversights are material and constitute a planning risk that is incompatible with acceptable residential amenity standards.

3. Liquor Licensing, Public Safety, and Anti-Social Behaviour Risks

The applicant's intention to retain and potentially intensify a site-wide on-premises liquor licence—without concurrent submission of an updated Venue Management Plan, Operational Plan of Management, or Safety and Security Strategy—raises material concerns regarding crime prevention, public health, and cumulative social impact.

The proposal introduces a clear overconcentration of licensed premises, a well-documented contributor to increased alcohol-related harm and anti-social behaviour. This is particularly concerning given:

- * The close spatial proximity to established residential dwellings (e.g., Clarence House)
- * The absence of a Crime Prevention Through Environmental Design (CPTED) assessment
- * The applicant's history of non-compliance and enforcement actions, including those reported at other venues operated by Merivale

In the absence of enforceable controls, including trading hour limitations, patron caps, and mandatory RSA training regimes, this component of the proposal is inconsistent with the principles of risk-based licensing regulation and public safety planning.

4. Absence of Genuine Community Engagement

The proponent has not demonstrated compliance with the principles of meaningful community engagement as articulated in the NSW Community Participation Plan (CPP) and the City of Sydney's Engagement Strategy.

The re-notification process appears perfunctory, with no evidence of substantive revisions in response to the significant volume of submissions lodged during the original exhibition period. There has been no facilitated stakeholder engagement, community workshops, or attempt to co-design mitigation strategies with affected residents.

Such an approach undermines public confidence in the development assessment process and fails to uphold best practice standards in participatory planning.

5. Unresolved Transport and Infrastructure Impacts

The proposal continues to lack an Integrated Transport and Access Plan (ITAP) or comprehensive Traffic Impact Assessment (TIA) capable of demonstrating that the surrounding road network and transport infrastructure can accommodate the projected increase in:

- * Patronage volumes from extended-hour venues
- * Servicing, deliveries, and waste management movements
- * Emergency vehicle access and egress
- * Pedestrian flows during peak and night-time hours

The absence of detail regarding loading dock provision, active transport encouragement, and car parking limitations represents a significant planning omission. Without these components, the proposal cannot be said to achieve alignment with the City of Sydney's Sustainable Transport Policy or Movement and Place framework.

6. Impacts on Neighbourhood Character and Long-Term Urban Liveability

The cumulative impact of intensified entertainment uses, displacement of residents, and late-night activation across the entire site poses a serious threat to the established local character, social fabric, and functional balance of the surrounding precinct.

The development risks converting a mixed-use, culturally diverse, and residentially integrated environment into a monofunctional nightlife precinct, reducing long-term urban liveability and increasing reliance on reactive enforcement and regulation.

Such an outcome is inconsistent with the public interest test and contravenes the principles of ecologically sustainable development (ESD) under the Environmental Planning and Assessment Act 1979 (NSW).

7. Request for Determination in the Public Interest

Given the range and seriousness of the planning issues identified, I respectfully urge the Planning Panel to:

- * Reject Development Application D/2024/1018 in its current form on the grounds of strategic misalignment, amenity impacts, and failure to satisfy statutory obligations
- * Require the proponent to undertake a revised submission that includes:
 - * A full Social Impact Assessment
 - * A comprehensive acoustic and environmental study
 - * A stakeholder consultation report
 - * Clear and enforceable management and mitigation plans addressing safety, noise, and transport impacts

I further request to be included on all future notifications and consultations related to this proposal.

Thank you for considering this submission.

Yours faithfully,

Vincent Chow

From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Friday, July 11, 2025 12:27:55 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Objection to D/2024/1018 Amended Concept Development Application

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

From: shirley [REDACTED]
Sent: Thursday, 10 July 2025 10:00 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>; DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Objection to D/2024/1018 Amended Concept Development Application

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 Planning Assessments Panel, City of Sydney Council

I write in relation to the amended Concept Development Application D/2024/1018

Below I expand on several key areas of concern which, in my view, warrant the strongest possible objection to the latest proposal.

1. Housing Displacement and the Broader Housing Crisis

The proposal's plan for the complete removal of all existing residential accommodation across the site is not only alarming, it is profoundly irresponsible in the context of Sydney's deepening housing crisis.

There is no indication within the revised documentation of any intention to relocate or otherwise support current residents who will be forcibly displaced by this development. No mitigation plans, no social housing contribution, and no transitional housing options have been proposed. This omission is not merely an oversight—it represents a deliberate dismissal of the social impacts of the proposal. Given the City of Sydney's own housing strategy, which includes objectives to protect and increase affordable residential options in the CBD, this development flies in the face of planning policy and public interest.

If allowed to proceed, this development would contribute to the erasure of permanent residents from the CBD, accelerating the trend of transforming our city into a space for tourists, short-term visitors, and commercial activities, at the direct expense of those who live and contribute to the city long term.

2. Environmental and Acoustic Impact – A Missing Assessment

A significant concern which remains glaringly unaddressed is the lack of a robust environmental impact assessment, particularly in relation to acoustic pollution and night-time disturbances arising from the proposed open-air rooftop venue and 24/7 entertainment operations.

As someone who has lived in the vicinity for many years, I can attest that even moderate night-time activities—let alone large-scale entertainment venues—can have severe impacts on sleep quality, mental health, and overall well-being. The failure to include a comprehensive noise study in an area with a dense population of residential buildings is an egregious oversight.

There is also no detailed plan provided regarding noise attenuation, operating hours, music control, or complaint resolution mechanisms. The proposal essentially invites unregulated night-time operations in an environment that must balance both commercial activity and residential amenity.

The acoustic report submitted as part of the proposal documentation fails to address the critical concerns raised regarding noise pollution and its broader environmental impact. The report appears narrowly focused on a single aspect of the proposed entertainment precinct, offering limited assessment of the overall noise footprint and virtually no meaningful analysis of the anticipated impacts from the open-air rooftop bar and additional venue spaces included in the concept plans.

3. Public Safety, Liquor Licensing, and Crime Risk

The developer's intention to retain a large-scale, site-wide liquor license—alongside an expanded footprint of venues and extended trading hours—poses serious risks to public safety and social cohesion. The lack of additional public safety commitments in the updated proposal is deeply concerning.

The site's proximity to residential buildings, including Clarence House, necessitates a highly managed and constrained licensing environment, not a permissive one. History tells us that venues operating without sufficient oversight, particularly those associated with Merivale, have led to increased incidents of alcohol-related violence, vandalism, and anti-social behaviour.

The applicant's own compliance history raises significant red flags. Residents and businesses in the area should not be forced to bear the social and policing costs of a development that prioritises alcohol sales and entertainment over safety and amenity. This is especially critical given the absence of detailed operational plans, security provisions, or responsible service strategies in the current submission.

4. Failure of Meaningful Community Consultation

The developer's repeated failure to engage meaningfully with local stakeholders is perhaps one of the most disappointing aspects of this process. Genuine community consultation requires more than the procedural minimum—it demands listening, transparency, and responsiveness.

Despite receiving numerous legitimate objections from Clarence House residents and other stakeholders, the amended plans appear to have dismissed community feedback in its entirety. There is no evidence that the applicant has revised the proposal in response to concerns raised. The re-notification process feels procedural, not participatory.

The principles of inclusive planning and community engagement, as championed by both the NSW Government and the City of Sydney, are being undermined by the applicant's conduct. For a project of this size and impact, this failure is inexcusable.

5. Traffic, Infrastructure, and Access Strain

The proposal's ongoing failure to adequately address traffic flow, infrastructure capacity, and access issues remains a major concern. The increased volume of visitors, staff, and service vehicles associated with the proposed development will significantly strain already congested local streets, many of which are narrow and ill-suited to high-intensity commercial operations.

The plan offers no sufficient mitigation strategy for managing deliveries, emergency access, or peak-time pedestrian flows. Parking remains inadequate. Public transport hubs—already under pressure—will face added congestion. The absence of a robust traffic management plan in the revised proposal further demonstrates the applicant's disregard for integrated planning.

6. Long-Term Community Impact and Neighbourhood Character

Over the years, Clarence House and its surroundings have evolved into a diverse and livable community with a delicate balance of residential, commercial, and cultural life. The proposed development threatens to upend this balance entirely.

Replacing long-term housing and human-scale businesses with an intensified entertainment complex will fundamentally alter the character of the neighbourhood. The development as proposed risks transforming the area into a transient, nightlife-dominated precinct—one that prioritises tourism and consumption over stability and sustainability.

As local residents, we are not opposed to change or progress. But we do oppose developments that fail to account for social, environmental, and civic responsibilities. We oppose developments that benefit a few commercial interests at the expense of hundreds of local voices. And we strongly object to a process that continues to sideline those who will be most affected.

7. Call for Responsible Decision-Making

In conclusion, I respectfully urge Council and the Local Planning Panel to:

- * Uphold its commitment to responsible, inclusive, and sustainable planning
- * Require the applicant to meaningfully address concerns related to housing loss, environmental impacts, public safety, and stakeholder engagement
- * Reject Development Application D/2024/1018 in its entirety as proposed, on the grounds of failing to satisfy core planning and public interest criteria

This application, as it stands, demonstrates a disregard for basic planning principles, public accountability, and the rights of residents. Council has an obligation to defend the interests of the community and to ensure that Sydney remains a city for living—not just for entertainment and profit.

I thank you for the opportunity to provide input and respectfully request that I be kept on the contact list for future updates and consultations related to this development.

Yours sincerely,

Shirley

From: Michael Austin [REDACTED] on behalf of Michael Austin [REDACTED]
[REDACTED] <Michael.Austin@[REDACTED]>
Sent on: Friday, July 11, 2025 12:53:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2024/1018 - 75 York Street SYDNEY NSW 2000 - Attention Marie Burge
Attachments: 2025.7.11-Submission letter to City of Sydney Council.pdf (2.59 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 Marie Burge,
We act for the registered proprietors of 100 Clarence Street Sydney and Lots 1,2,3 in DP 1271955.
Please find attached a further letter of submission in relation to above referenced DA.
Thank you
Regards
Michael

Michael Austin
MA Law & Associates

50 Paddington Street,
Paddington, NSW, 2021
&
4th Floor, 8 Spring Street,
Sydney, NSW, 2000

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

This email including any attachment may be confidential and/or privileged. If you are not the intended recipient, please delete this email and notify me promptly.
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**MA LAW
& ASSOCIATES**

50 Paddington Street,
Paddington, NSW 2021
&
4th Floor, 8 Spring Street,
Sydney, NSW 2000



11th July 2025

Chief Executive Officer
City of Sydney
Town Hall
456 Kent St

Sydney NSW 2000

By Email only: council@cityofsydney.nsw.gov.au

Attention Marie Burge

Dear Ms Burge,

Applicant name: MERIVALE CBD PTY LIMITED (Merivale)

Reference number: D/2024/1018

Site address: 75 York Street, SYDNEY NSW 2000, 71 York Street, SYDNEY NSW 2000, 73 York Street, SYDNEY NSW 2000, 104-118 Clarence Street, SYDNEY NSW 2000, 46-52-King Street, SYDNEY NSW 2000

Proposed Development: Concept Development Application for Building Upgrades and the use of the precinct for food and drink and tourist and visitor accommodation uses.

We act for the registered proprietors John and Anna Arcidiacono of 100 Clarence Street (Lot 1 in DP174180), and the Laneway (Lot 3 in DP1271955), ARCHER LUBES PTY LTD of the Dock (Lot 2 in DP174180) and JELPO PTY LIMITED of the Passageway (Lot 1 in DP174180). Please find attached Title searches and deposited Plans.

Merivale's responses, if adhered to, have to a substantial extent, answered our client's concerns with respect to the **use of the Laneway and Dock**. That said there are still issues that need clarification and answers before we can be assured our client's rights are preserved.

Our clients have a number of concerns about the amended proposal.

A handwritten signature in black ink, appearing to be 'F' or 'J'.

Those concerns:

1. **At 4, (page 3) of the Detailed Response to Council's Request for Further Information** -Comment from Merivale in Use of Easement – 'However, it should be noted that access for the servicing of 71 York Street via easement remains'.

I. What does this mean given creation of the loading dock in the basement of 71 York St and the proposal for the reinstated new Carriageway (104 Clarence)?

II. Will ongoing access along the Laneway and Dock really be required for 71 York and 104 Clarence in this new strategy?

III. How are our clients to distinguish vehicles and people legitimately using this easement from those actually delivering for 73 & 75 York St and the King St properties which have **no easement rights**?

IV. the prospect of Mobile Garbage Bins (MGBs) being illegally placed in the Laneway despite commitment to MGB pick up zone in York Street, which is already happening.

V. The capacity to use the new Carriageway (104 Clarence) and Laneway, **as a through line from Clarence to York and vice versa**? Again, this would be a breach of the terms of the existing easement as an extension benefitting 73 & 75 York St and the King St properties and because of intensification of the use of the easement, effectively usurping our client's ownership and use including usurping the other surrounding legitimate users of the easement (e.g. 69 York St).

VI. Access for the serving of 71 York St proposes use of land that our client's own. And owners' consents to the application have not been sought or given.

2. Although not referred to in the response to Council's request for Further Information **the Waste and Recycling Management Strategy Comments at 5.2.2 'Alternative Waste & Recycling Collection Area' of Attachment K** –. Comment from Merivale-'Given the height restrictions within the loading dock area, an **alternative option** considered all waste collection was to occur within the service lane via the carriageway'.

I. This alternative option if adopted, will breach the terms of the existing easement because of the intensification of the use effectively usurping our client's ownership and use including usurping the other surrounding legitimate users of the easement.

II. We believe that the existence and operation of a bin tug from the basement of 71 York, with a human operator, increases the likelihood of compliance however we trust that Council conditions will be drafted and then enforced conditionality surrounding the orderly management of waste removal / collection from the site particularly as it pertains to the laneway and new carriageway.

3. **New Carriageway / Lot 3 Laneway and Lot 2 Dock access**

I. It is reasonable to have a healthy dose of scepticism that Merivale will continue to use the laneway in excess of their easement rights for 71 York – based on sheer volume of vehicles and goods trying to access and egress the new loading dock.

II. Query the veracity of the waste calculations given the lack of independence and conflict of interest created by the applicant providing the data.




III. If the current proposal were to proceed, how will members of the public, couriers or waste removal persons be stopped from using the Laneway and Dock as a thoroughfare of convenience? Or a 'rat run'. We feel gates on the new development boundaries would be appropriate as a minimum. It would also be very convenient for some delivery drivers/riders and possibly waste trucks to drive/ride through or just duck up the laneway for 10 minutes to do a delivery.

IV. 73 & 75 York St and the King St properties **do not have easement** rights over Lots 2 & 3-Dock and Laneway respectively.

Given the time of year and school holidays, making it hard to access relevant disciplines to review the application on our behalf, we seek some additional time to supplement and make further comment if necessary.

Yours faithfully

A large black rectangular box redacting the signature of Michael Austin.

Michael Austin

From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Friday, July 11, 2025 1:38:19 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Planning Objection - Council Reference D/2024/1018

From: Chen [REDACTED]
Sent: Friday, 11 July 2025 1:37 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>; Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Re: Planning Objection - Council Reference D/2024/1018

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 register our continued and strong **objection** to the proposed planning application, concerning the properties at:

- 104–118 Clarence Street, SYDNEY NSW 2000
- 46–52 King Street, SYDNEY NSW 2000
- 73 York Street, SYDNEY NSW 2000
- 71 York Street, SYDNEY NSW 2000
- 75 York Street, SYDNEY NSW 2000

Applicant name:
MERIVALE CBD PTY LIMITED

Reference number:
D/2024/1018

Despite the recent renotification, it is extremely disappointing that the revised documentation has not adequately addressed the major concerns previously raised by residents and stakeholders. Our objections remain unchanged—and in fact are reinforced—due to the following unresolved issues:

Environmental Concerns

We remain deeply concerned about the **significant increase in noise levels** stemming from the proposed 24/7 precinct and nightclub operations. Noise impacts have **not been sufficiently addressed** in the renotified documents. There is no evidence of comprehensive noise modelling, independent acoustic assessment, or genuine consultation with affected residents. The current acoustic report has a narrow focus and fails to consider the entire concept precinct's impact on neighbouring residential properties and local residents. This lack of analysis is unacceptable for a development of this scale.

Against the Public Interest – Loss of Housing

The development will result in the **complete removal of existing residential accommodation**, forcing out all current residents. At a time of unprecedented housing unaffordability and supply constraints, this is a highly irresponsible and unjust outcome.

The renotified proposal **still fails to address** where displaced residents are expected to go, or how this decision aligns with the Council’s broader responsibilities to housing equity and social sustainability.

Significant Community Impact

We reiterate our objection to the proposed **extensive liquor license across the entire site**, including an open-air rooftop bar. This component of the proposal continues to pose **serious risks of late-night disorder, noise disturbances, and anti-social behaviour**.

The updated documents **do not outline any community benefits**, public amenities, or mitigation measures to protect surrounding residents. Minimal community consultation has taken place, and the voices of those who live and work nearby continue to be ignored.

Traffic and Parking Concerns

The renotification does not provide any meaningful solution to the **anticipated increase in traffic congestion**, nor does it address the **lack of adequate parking**. With an influx of patrons and deliveries expected around the clock, traffic conditions will deteriorate further—yet these concerns remain inadequately assessed in the planning documents.

Conclusion

This proposal, in its current form, is **clearly not in the public interest** and will have lasting negative impacts on local residents, infrastructure, and community well-being.

We urge Council to **reject this application** and to prioritise a planning approach that values residents, housing security, and balanced development.

Yours sincerely,
Chen

|

From: Fiona Tang [REDACTED] on behalf of Fiona Tang [REDACTED] <Fiona.Tang@cityofsydney.nsw.gov.au>

Sent on: Friday, July 11, 2025 2:52:37 PM

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

Subject: Re: Strong Objection to Planning Proposal –Reference number: D/2024/1018

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: City of Sydney Council
Planning Department

Re: Strong Objection to Planning Proposal – 104–118 Clarence St, 46-52 King St, 71, 73, 75 York St, SYDNEY NSW 2000 (Renotification Submission) Reference number: D/2024/1018

Dear Council,

I am writing to register a **formal objection** to the proposed planning application and its renotification concerning the sites at:

- **104–118 Clarence Street, SYDNEY NSW 2000**
- **46–52 King Street, SYDNEY NSW 2000**
- **73 York Street, SYDNEY NSW 2000**
- **71 York Street, SYDNEY NSW 2000**
- **75 York Street, SYDNEY NSW 2000**

Despite the recent renotification, **critical concerns raised during the initial exhibition period remain unaddressed**. As a local resident and community stakeholder, I urge the Council to give serious consideration to the following unresolved issues, which make this proposal **incompatible with sound urban planning, public interest, and community well-being**.

1. Public Interest and Housing Displacement

1.1 Forced Evictions During a Housing Crisis

This development will **remove all residential housing units on-site**, resulting in the **forced displacement of long-standing residents**. No provision is being made for relocation support, alternative accommodation, or compensation for affected residents.

1.2 Contradiction with Housing and Planning Objectives

This action directly contradicts the objectives of the Greater Sydney Region Plan and NSW Housing Strategy, which call for **increased housing stock**, sustainable infill development, and protections for affordable urban housing. The proposed redevelopment eliminates existing housing stock **without replacement or mitigation**.

1.3 Lack of Transitional Housing Plans

There is no reference to any **transitional housing support**, social impact assessment, or rental protections for residents who will lose their homes if the project proceeds. Council must not support a proposal that exacerbates the housing crisis by design.

2. Environmental and Noise Pollution Concerns

2.1 24/7 Operation Will Severely Disrupt Surroundings

The proposed entertainment precinct includes a nightclub and hospitality venues with operations scheduled **24 hours a day, seven days a week**. Such continuous use is highly inappropriate for an area surrounded by mixed-use developments, including residential buildings.

2.2 Inadequate Noise Impact Assessment

The renotified documents do **not provide a detailed, independent acoustic report** that properly considers late-night noise

emissions, rooftop noise spillover, or cumulative sound impacts during peak hours. The lack of noise modelling for surrounding streets, laneways, and building facades highlights an insufficient understanding of the real-world implications. This goes to highlight the inadequacies and short comings of the acoustic report that the applicant has commissioned.

2.3 Lack of Resident Engagement on Noise Issues

Local residents were **not consulted** on noise expectations, mitigation options, or operational compromises. This failure shows disregard for the long-term impact of continuous high-volume entertainment in a historically sensitive and residentially integrated precinct.

3. Significant Negative Community Impacts

3.1 Broad Liquor License Will Worsen Public Disorder

The application seeks a **broad, site-wide liquor license**, including for an **open-air rooftop bar**. This setup introduces significant risks including public intoxication, violence, late-night disturbances, and property damage—particularly to nearby buildings and laneways.

3.2 Rooftop Venue Risks Heightened Sound Travel

Noise from a rooftop bar travels further and penetrates more easily into surrounding areas than ground-level venues. This has not been addressed in the renotification, which lacks environmental noise contour mapping or impact forecasts for night hours.

3.3 Increased Policing and Public Service Demands

Council and emergency services will face **heightened strain** due to increased calls, complaints, security interventions, and possible medical incidents. There is **no plan** in the proposal to contribute to local policing or community safety resources.

4. Lack of Genuine Community Consultation

4.1 Minimal Engagement Despite Major Change

For a development of this scale—spanning multiple blocks, altering existing land use, and affecting numerous residents—the community has been **given limited opportunity to engage meaningfully**. The renotification did not include direct outreach to displaced tenants or resident associations.

4.2 No Public Benefit or Shared Amenities

The proposal outlines **no tangible wider public benefit**. The precinct proposed targets specific "party goers" with its roof top bar and basement night clubs. There is no inclusion of family friendly community facilities, cultural spaces, green public areas, or infrastructure investments that would warrant wider public support for the project. This absence of reciprocal value fails the "public interest" test.

4.3 Disregard for Local Heritage and Character

Several of the sites affected are **close to heritage-listed or culturally significant buildings**. The proposal's modern entertainment use is **incompatible with the surrounding architectural character and planning intention** of the York/Clarence/King precinct.

5. Traffic, Parking, and Transport Burdens

5.1 Increased Traffic and Congestion

The influx of visitors to a 24/7 entertainment hub will place **significant stress on surrounding streets**, many of which are already heavily congested. Clarence, York, and King Streets are **not designed to handle additional vehicular pressure** from late-night traffic, rideshare drop-offs, and delivery services.

5.2 Insufficient On-Site Parking

The proposal fails to provide **adequate on-site parking**, instead relying on the assumption that visitors will use public transport or nearby commercial car parks. This approach ignores real-world travel behaviour and places **unfair pressure on residential and commercial street parking**.

5.3 Pedestrian Safety Risks

Increased foot traffic at night, particularly involving intoxicated individuals, poses serious **safety risks to pedestrians and cyclists**. There are **no provisions** for improved lighting, widened footpaths, or safety wardens to manage this influx.

6. History of Non-Compliance by the Applicant

6.1 Merivale's Documented Breaches

The applicant, **Merivale**, has a well-documented history of breaching planning and licensing conditions at other venues across Sydney. This includes noise complaints, overcrowding, licensing violations, unauthorised works and reported exploitation of workers, mishandling of workers' complaints and general mismanagement within its venues.

6.2 Risk of Repeat Offenses

Allowing this applicant to manage a multi-venue, all-day/all-night operation **without detailed conditions, oversight, or enforcement mechanisms** is highly risky. Previous patterns of behaviour strongly suggest that compliance issues may be repeated here—at the community's expense.

7. Incompatible with Sustainable Urban Planning

7.1 No Integration with Public Services or Infrastructure

The proposal does not integrate or support upgrades to local infrastructure, including waste services, transport capacity, or stormwater management. It assumes that the existing urban network can absorb the additional burden—which is **not feasible without investment**.

7.2 Disproportionate Focus on Commercial Entertainment

The development is unbalanced in its focus, **prioritising private commercial gain over balanced, mixed-use planning**. It offers no housing, no community infrastructure, and no cultural contribution beyond alcohol-based entertainment.

8. Conclusion and Formal Objection

The proposed development, in its current and renotified form, is clearly **not in the public interest**, does not align with sustainable urban development goals, and has **failed to respond to community concerns** raised during earlier consultation.

We strongly urge the Council to:

- **Reject the current proposal outright**, due to unresolved environmental, social, and compliance concerns;
- Require the applicant to develop a **revised plan** that includes genuine community benefit, a considered approach incorporating the inclusion of residential housing, and broader environmental safeguards;
- Initiate a broader **community impact review** before any large-scale change of use is approved for this site.

Thank you for your time and consideration.

Fiona Tang

Resident, City of Sydney

From: Chen [REDACTED] on behalf of Chen [REDACTED] <Chen [REDACTED]>

Sent on: Friday, July 11, 2025 1:37:07 PM

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

Subject: Re: Planning Objection - Council Reference D/2024/1018

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 register our continued and strong **objection** to the proposed planning application, concerning the properties at:

- 104–118 Clarence Street, SYDNEY NSW 2000
- 46–52 King Street, SYDNEY NSW 2000
- 73 York Street, SYDNEY NSW 2000
- 71 York Street, SYDNEY NSW 2000
- 75 York Street, SYDNEY NSW 2000

Applicant name:

MERIVALE CBD PTY LIMITED

Reference number:

D/2024/1018

Despite the recent renotification, it is extremely disappointing that the revised documentation has not adequately addressed the major concerns previously raised by residents and stakeholders. Our objections remain unchanged—and in fact are reinforced—due to the following unresolved issues:

Environmental Concerns

We remain deeply concerned about the **significant increase in noise levels** stemming from the proposed 24/7 precinct and nightclub operations. Noise impacts **havenot been sufficiently addressed** in the renotified documents. There is no evidence of comprehensive noise modelling, independent acoustic assessment, or genuine consultation with affected residents. The current acoustic report has a narrow focus and fails to consider the entire concept precinct's impact on neighbouring residential properties and local residents. This lack of analysis is unacceptable for a development of this scale.

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The development will result in the **complete removal of existing residential accommodation**, forcing out all current residents. At a time of unprecedented housing unaffordability and supply constraints, this is a highly irresponsible and unjust outcome.

The renotified proposal **still fails to address** where displaced residents are expected to go, or how this decision aligns with the Council's broader responsibilities to housing equity and social sustainability.

Significant Community Impact

We reiterate our objection to the proposed **extensive liquor license across the entire site**, including an open-air rooftop bar. This component of the proposal continues to pose **serious risks of late-night disorder, noise disturbances, and anti-social behaviour**.

The updated documents **do not outline any community benefits**, public amenities, or mitigation measures to protect surrounding residents. Minimal community consultation has taken place, and the voices of those who live and work nearby continue to be ignored.

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The renotification does not provide any meaningful solution to the **anticipated increase in traffic congestion**, nor does it address the **lack of adequate parking**. With an influx of patrons and deliveries expected around the clock, traffic conditions will deteriorate further—yet these concerns remain inadequately assessed in the planning documents.

Conclusion

This proposal, in its current form, is **clearly not in the public interest** and will have lasting negative impacts on local residents, infrastructure, and community well-being.

We urge Council to **reject this application** and to prioritise a planning approach that values residents, housing security, and balanced development.

Yours sincerely,
Chen

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Friday, July 11, 2025 3:12:38 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Strong Objection to Planning Proposal –Reference number: D/2024/1018

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

From: Fiona Tang [REDACTED]
Sent: Friday, 11 July 2025 2:53 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>; Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: Re: Strong Objection to Planning Proposal –Reference number: D/2024/1018

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: City of Sydney Council
Planning Department

Re: Strong Objection to Planning Proposal – 104–118 Clarence St, 46-52 King St, 71, 73, 75 York St, SYDNEY NSW 2000 (Renotification Submission) Reference number: D/2024/1018

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- * 46–52 King Street, SYDNEY NSW 2000
- * 73 York Street, SYDNEY NSW 2000
- * 71 York Street, SYDNEY NSW 2000
- * 75 York Street, SYDNEY NSW 2000

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1.1 Forced Evictions During a Housing Crisis

This development will remove all residential housing units on-site, resulting in the forced displacement of long-standing residents. No provision is being made for relocation support, alternative accommodation, or compensation for affected residents.

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existing housing stock without replacement or mitigation.

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Local residents were not consulted on noise expectations, mitigation options, or operational compromises. This failure shows disregard for the long-term impact of continuous high-volume entertainment in a historically sensitive and residentially integrated precinct.

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3.3 Increased Policing and Public Service Demands

Council and emergency services will face heightened strain due to increased calls, complaints, security interventions, and possible medical incidents. There is no plan in the proposal to contribute to local policing or community safety resources.

4. Lack of Genuine Community Consultation

4.1 Minimal Engagement Despite Major Change

For a development of this scale—spanning multiple blocks, altering existing land use, and affecting numerous residents—the community has been given limited opportunity to engage meaningfully. The renotification did not include direct outreach to displaced tenants or resident associations.

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The proposal outlines no tangible wider public benefit. The precinct proposed targets specific "party goers" with its roof top bar and basement night clubs. There is no inclusion of family friendly community facilities, cultural spaces, green public areas, or infrastructure investments that would warrant wider public support for the project. This absence of reciprocal value fails the "public interest" test.

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Several of the sites affected are close to heritage-listed or culturally significant buildings. The proposal's modern entertainment use is incompatible with the surrounding architectural character and planning intention of the York/Clarence/King precinct.

5. Traffic, Parking, and Transport Burdens

5.1 Increased Traffic and Congestion

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6. History of Non-Compliance by the Applicant

6.1 Merivale's Documented Breaches

The applicant, Merivale, has a well-documented history of breaching planning and licensing conditions at other venues across Sydney. This includes noise complaints, overcrowding, licensing violations, unauthorised works and reported exploitation of workers, mishandling of workers' complaints and general mismanagement within its venues.

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community's expense.

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The proposal does not integrate or support upgrades to local infrastructure, including waste services, transport capacity, or stormwater management. It assumes that the existing urban network can absorb the additional burden—which is not feasible without investment.

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The development is unbalanced in its focus, prioritising private commercial gain over balanced, mixed-use planning. It offers no housing, no community infrastructure, and no cultural contribution beyond alcohol-based entertainment.

8. Conclusion and Formal Objection

The proposed development, in its current and renotified form, is clearly not in the public interest, does not align with sustainable urban development goals, and has failed to respond to community concerns raised during earlier consultation.

We strongly urge the Council to:

- * Reject the current proposal outright, due to unresolved environmental, social, and compliance concerns;
- * Require the applicant to develop a revised plan that includes genuine community benefit, a considered approach incorporating the inclusion of residential housing, and broader environmental safeguards;
- * Initiate a broader community impact review before any large-scale change of use is approved for this site.

Thank you for your time and consideration.

Fiona Tang

Resident, City of Sydney

From: Jason K [REDACTED] on behalf of Jason K [REDACTED] <Jason K [REDACTED]>

Sent on: Friday, July 11, 2025 4:32:13 PM

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

Subject: SUBJECT: Objection to Planning Proposal – Reference Number: D/2024/1018

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:
City of Sydney Council
Local Planning Panel

SUBJECT: Objection to Planning Proposal – 104–118 Clarence St, 46–52 King St, 71- 75 York St, SYDNEY NSW 2000

Reference Number: D/2024/1018

Dear Council,

I am writing to formally object to the proposed development and its renotification for the above sites. The revised plans still do not address major concerns raised during the first exhibition period and remain incompatible with good urban planning and public interest.

1. Public Interest and Housing Displacement

This development would remove all current residential units from the site, forcing out long-term residents and families during a housing crisis. There is no plan for relocation, support, or any replacement housing. This directly contradicts both the NSW Housing Strategy and the Greater Sydney Region Plan, which aim to protect and grow affordable inner-city housing. No transitional housing options or social impact assessments have been offered.

2. Environmental and Noise Concerns

The proposal includes 24/7 operations, including a nightclub and rooftop venues. This would cause significant and ongoing noise, especially at night, in an area with nearby homes. The acoustic report provided by the applicant is inadequate—it lacks real-world noise modelling and does not reflect the cumulative impact. Residents were not consulted about how this noise would affect their lives or what mitigation might be possible.

3. Community and Safety Impacts

The proposed precinct includes an extensive liquor license across the site, including for an open-air rooftop bar. This raises serious concerns around late-night alcohol-related incidents such as noise, violence, property damage, and anti-social behaviour. Rooftop venues also increase noise spread, but this has not been addressed in any environmental modelling. Emergency services will be further strained, and no community safety plan has been provided.

4. Lack of Community Benefit or Consultation

Despite its size and scope, this proposal has included little to no meaningful engagement with local residents or tenants. It offers no community infrastructure, public spaces, or inclusive design features. The entire precinct is focused on nightlife and alcohol, with no family-friendly spaces or broader public value. It disregards the local heritage character of the area and the needs of existing residents and workers.

5. Traffic, Parking and Pedestrian Safety

The plan will bring increased traffic, deliveries, and rideshare activity to streets that are already under strain. There is inadequate on-site parking, and the developer assumes people will use public transport—an unrealistic view. This will worsen congestion and create pedestrian safety risks, particularly late at night when intoxicated crowds are leaving the venue. No steps have been taken to address these risks.

6. Applicant's History of Non-Compliance

The applicant, Merivale, has a track record of non-compliance at other venues, including breaches of licensing conditions, unauthorised works, and allegations of poor staff treatment. There is no reason to believe that proper management and compliance will be any better at this proposed multi-venue site. Without strict oversight, issues are likely to repeat.

7. Poor Alignment with Planning Goals

This proposal does not support sustainable urban planning. It offers no new housing, no upgraded infrastructure, and no long-term community benefit. It is designed primarily for commercial entertainment use and prioritises private profit over balanced urban development.

8. Conclusion

This proposal fails to address key concerns raised by the community and is clearly **not in the public interest**. It threatens the quality of life for nearby local residents, displaces long term existing residents and families, and adds unnecessary environmental and social pressures.

I respectfully ask the Council to:

- **Reject** the proposal in its current form
- **Require a revised plan** that includes community benefit and new housing
- **Undertake a full community impact review** before approving any major use changes

Thank you for considering this submission.

J.K.

From: DJ Chen <[REDACTED]> on behalf of DJ Chen <[REDACTED]> <DJ Chen <[REDACTED]>

Sent on: Friday, July 11, 2025 8:22:51 PM

To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>; council@cityofsydney.nsw.gov.au; DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>

Subject: IMPORTANT: RE: Renotification - D/2024/1018 - 75 York Street , SYDNEY NSW 2000, 71 York Street , SYDNEY NSW 2000, 73 York Street , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

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To: Marie Burge, City of Sydney Council

CC: Bill MacKay, Manager Planning Assessments

Date: 11 July 2025

Dear Marie,

Further to our previous correspondence, I am writing to confirm that, as of close of business today, 11 July 2025, I have not provided any consent as a current owner of Lot 16, 104–118 Clarence Street, Sydney NSW 2000, for the applicant, MERIVALE CBD PTY LIMITED (**Merivale**), to proceed with Concept Development Application **D/2024/1018**.

Accordingly, any consideration or approval of the application by Merivale must be conditional upon obtaining our formal approval and consent as owners.

I would appreciate your acknowledgment of receipt of this letter and request that it be formally noted for the record that the applicant, Merivale, does not have our consent.

Yours sincerely,

D J Chen

Owner

16 / 104-118 Clarence St Sydney NSW 2000

Applicant name:

MERIVALE CBD PTY LIMITED

Reference number:

D/2024/1018

Site address:

75 York Street , SYDNEY NSW 2000, 71 York Street , SYDNEY NSW 2000, 73 York Street , SYDNEY NSW 2000, 104-118 Clarence Street , SYDNEY NSW 2000, 46-52 King Street , SYDNEY NSW 2000

Proposed development:

Renotification of amended Concept Development Application for building upgrades and the use of the precinct for food and drink and tourist and visitor accommodation uses. The application constitutes Integrated Development and requires approval under the Heritage Act 1977.

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **11 July 2025**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing [cityofsydney/find-da](https://cityofsydney.nsw.gov.au/cityofsydney/find-da) in the address bar on your browser.

A liquor licence application may be lodged with Liquor & Gaming NSW in relation to this development application. To access information about the licence application and/or to make a submission about the licence application please go to <https://www.liquorandgaming.nsw.gov.au/community-and-stakeholders/have-your-say/community-consultations/liquor-and-gaming-application-noticeboard> or call 1300 024 720.

For more information, contact Marie Burge on 02 9265 9333.

Bill MacKay

Manager Planning Assessments



cityofsydney.nsw.gov.au

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From: Linda Yan <[REDACTED]> on behalf of Linda Yan <[REDACTED]> <Linda Yan <[REDACTED]>>
Sent on: Friday, July 11, 2025 6:30:34 PM
To: council@cityofsydney.nsw.gov.au; DASubmissions@cityofsydney.nsw.gov.au
Subject: Objection to Merivale Concept Development Application D/2024/1018

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General Manager

City of Sydney Council

Email: council@cityofsydney.[nsw.gov.au](https://www.cityofsydney.nsw.gov.au)

RE: Objection to Merivale Concept Development Application D/2024/1018 (King, Clarence and York Streets, Sydney)

To whom it may concern,

I am writing to formally object to the Concept Development Application submitted by Merivale for the Kings Green precinct, encompassing the heritage-listed buildings on King, Clarence, and York Streets in Sydney's CBD.

While I appreciate the importance of revitalising underutilised sites and maintaining heritage structures, this proposal represents a serious missed opportunity to address one of the city's most pressing challenges: the critical shortage of affordable and diverse housing in central Sydney.

Lack of Housing Provision

Despite its substantial footprint and the adaptive reuse of five large buildings, Merivale's proposal contains no residential component—no apartments, no key worker accommodation, no build-to-rent—nothing that addresses Sydney's ongoing housing crisis. With vacancy rates and housing availability at historic lows and housing affordability pushing essential workers out of the CBD, we must demand more from high-profile developments like this one.

Instead rather than contributing to housing stock in the city, the proposal seeks to remove an entire building of existing residential units from the site altogether, displacing existing residents and contributing to the housing crisis further.

Hospitality, nightlife, and boutique experiences are already abundant in Sydney's city centre. What we lack are places for people to live, particularly lower-income and middle-income earners who support the CBD economy. This precinct could have integrated housing—above or alongside hospitality spaces—helping to create a truly mixed-use, resilient, and inclusive urban environment.

Misalignment with City Goals

The City of Sydney has repeatedly stated that increasing housing supply—especially affordable and well-located housing—is a key strategic goal. Approving a high-profile precinct that delivers zero housing sends the wrong message and contradicts these broader planning objectives.

Call for Revised Proposal

I urge Council to request a revised proposal that meaningfully includes residential elements as part of the development mix. At the very least, the project should be required to explore:

- A component of affordable housing or key worker housing
- Build-to-rent units above the hospitality uses
- Adaptive reuse of upper floors for apartments, in line with height and heritage constraints

As one of Sydney's largest hospitality developers, Merivale is well-placed to lead by example—offering not just nightlife, but inclusive, sustainable urban regeneration that puts people and liveability first.

Thank you for considering this submission.

Sincerely,

Linda Yan

From: Kevin So <[REDACTED]> on behalf of Kevin So <[REDACTED]> <Kevin So <[REDACTED]>

Sent on: Friday, July 11, 2025 6:13:31 PM

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

Subject: Objection to D/2024/1018– Merivale Kings Green Precinct

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: City of Sydney Council

Re: Objection to D/2024/1018– Merivale Kings Green Precinct (71–75 York St, 46–52 King St, 104–118 Clarence St)

Dear Council,

I am writing to formally object to the development application submitted by Merivale for the proposed Kings Green hospitality precinct in the Sydney CBD.

While I acknowledge the importance of revitalising urban areas and the economic benefits that can come with investment in hospitality, I believe this proposal is a missed opportunity to address one of the city's most urgent and pressing challenges: the housing crisis.

1. Lack of Residential Use in Prime Location

The development site sits in one of the most connected and well-resourced parts of the city. It is ideally suited for mixed-use development that includes **residential housing**, especially **affordable or key worker housing**. Instead, Merivale's DA focuses exclusively on food, beverage, hotel, wellness, and office spaces — functions that already dominate the CBD and do not contribute meaningfully to long-term urban sustainability or inclusivity.

2. Housing Need Ignored

Sydney is in a well-documented housing crisis. Median rents continue to climb, vacancy rates are critically low, and key workers are increasingly pushed to the city's fringes. Every available parcel of land in the CBD — especially heritage sites being adaptively reused — must be evaluated through the lens of housing need. This DA does not include even a nominal residential component, which is a clear failure of planning vision and social responsibility.

3. Missed Opportunity for Leadership

As one of Sydney's most prominent hospitality companies, Merivale had an opportunity to show leadership — to develop a world-class precinct that could integrate hospitality and nightlife with permanent urban living. Instead, this is a business-as-usual commercial focused development that caters to visitors, not residents.

4. Urban Imbalance

There is already an overconcentration of licensed venues and short-term accommodation in the city centre. Without a counterbalancing increase in permanent residents, the CBD risks becoming a transient, exclusionary, and noisy environment — vibrant by night but hollow by day. Including housing in developments like this is essential to achieving a 24-hour city that is not just entertaining, but livable.

In conclusion, I urge the Council to reconsider this DA in light of broader urban planning goals. The Kings Green proposal, as it stands, reflects a private commercial vision, not a public-minded or future-focused one. A requirement for integrated residential housing should be considered as a condition for approval — particularly in a project of this scale and strategic location.

From: Saeko Lu <[REDACTED]> on behalf of Saeko Lu <[REDACTED]> <Saeko Lu <[REDACTED]>

Sent on: Friday, July 11, 2025 5:26:33 PM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: Objection D/2024/1018 – Merivale redevelopment

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:
City of Sydney Council
By email council@cityofsydney.nsw.gov.au

Subject: Objection to Development Application D/2024/1018 – Merivale Redevelopment (71–75 York St, 46–52 King St & 104–118 Clarence St)

Dear City of Sydney Planning Department,

I am writing to express my strong objection to DA D/2024/1018, proposed by Merivale for the redevelopment of three key sites in Sydney's CBD. This application represents a profound **missed opportunity to contribute to Sydney's urgent housing needs** — and in fact, appears to worsen them.

Sydney Needs More Housing — Not More Boutique Hotels

We are in the middle of a housing crisis. Renters in the inner city — especially students, essential workers, and young professionals — are being priced out at alarming rates. Thousands of people who want to live in walkable, transit-connected areas like the CBD simply can't find an affordable home.

Yet this proposal, covering an enormous footprint across York, Clarence, and King Streets, **includes no new residential housing**. Instead, it replaces existing and potential housing capacity with a boutique hotel, luxury hospitality venues, and more premium office space. This is precisely the kind of private development that benefits from the city's infrastructure, amenity, and public investment — while giving almost nothing back in terms of long-term community benefit.

What This Site Could Offer

This site could be part of the solution. It could:

- Deliver **build-to-rent apartments** above retail or hospitality venues;
- Incorporate **key worker housing** or capped-rent units;
- Set a new model for **mixed-use development** in the CBD;
- Show how commercial vibrancy can **coexist with residential community**.

Instead, the DA reflects a familiar pattern: prioritising nightlife and profit over people.

No Housing Contribution, No Social Benefit

Given the scale and visibility of this development, it is disappointing — if not alarming — that there is **no affordable housing contribution, no public open space, and no support for displaced tenants** who may currently live or work on these sites. Council should be demanding far more from large private developers like Merivale, especially when projects benefit from planning flexibility or consolidated site access.

In Summary

DA D/2024/1018 fails on a critical public need: housing. It removes potential housing stock from the inner city and replaces it with high-end, short-term entertainment uses that do nothing to alleviate the pressure on the rental market.

I urge Council to:

- Reject the proposal in its current form;
- Require the inclusion of **residential housing** — with a portion dedicated to affordability;
- Set clear expectations for large CBD projects to contribute meaningfully to Sydney's housing future.

Let's not allow another major city site to be turned over to private nightlife at the cost of long-term livability.

Sincerely,

From: Le <[REDACTED]> on behalf of Le <[REDACTED]> <Le
<[REDACTED]>

Sent on: Friday, July 11, 2025 5:02:15 PM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; City of
Sydney <council@cityofsydney.nsw.gov.au>

Subject: Objection to Development Application D/2024/1018 – Merivale Redevelopment at 71–75 York Street, 46–
52 King Street & 104–118 Clarence Street, Sydney

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

To:
The General Manager
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

Subject: Objection to Development Application D/2024/1018 – Merivale Redevelopment at 71–75 York Street, 46–52
King Street & 104–118 Clarence Street, Sydney

Dear Sir/Madam,

I am writing to submit a formal objection to Development Application D/2024/1018, lodged by Merivale for the major redevelopment of multiple interconnected sites in the Sydney CBD.

While the proposal highlights hospitality, boutique hotel accommodation, and commercial office upgrades, it fails to address — and indeed contributes to — a critical issue affecting our city: **the displacement of residents and the lack of new, affordable housing provision in the inner city.**

Key Grounds for Objection:

1. Displacement of Residents and Loss of Existing Housing

According to publicly available information, the redevelopment will result in the **loss of existing residential dwellings**, displacing tenants currently residing on-site. At a time when Sydney is experiencing an acute housing affordability and availability crisis, the removal of any housing stock — especially housing within the city centre — is unacceptable without equivalent or greater replacement.

The proposal provides **no new residential dwellings**, despite occupying a substantial footprint across multiple sites. Given the ongoing housing pressures facing low- and moderate-income workers — including hospitality workers themselves — it is deeply concerning that this large-scale private development will result in a net loss of residential accommodation.

2. Failure to Align with Council's Housing Objectives

The City of Sydney's own strategies and planning instruments identify the need to **prioritise residential development** and ensure that housing is integrated into mixed-use precincts. This application undermines those objectives by prioritising commercial hospitality uses over social needs.

If Merivale wishes to position itself as a contributor to the vibrancy of Sydney's city centre, it should also demonstrate a commitment to **retaining or replacing affordable housing**, or better yet, incorporating long-term rental housing into the proposal.

3. Increased Commercialisation and Erosion of Livability

The development's focus on high-end hospitality, late-night entertainment, and boutique accommodation caters to a transient, tourism-driven economy, not to long-term residents. It reinforces the pattern of gentrification and over-commercialisation, which pushes residents and essential workers out of the city, undermining the social diversity and livability Sydney is known for.

This is especially troubling in a precinct with existing heritage and human-scale character, which is now being restructured into an elite destination precinct for commercial purposes.

4. Insufficient Public Benefit

The proposal does not clearly demonstrate any tangible public benefit that could justify the displacement of residents and the intensification of land use for private commercial gain. There is no provision for public green space, affordable housing, community infrastructure, or First Nations engagement.

5. Heritage, Amenity, and Character Concerns

The significant scale and consolidation of properties under this DA risks **undermining the architectural and historical fabric of York, King, and Clarence Streets**, which have long maintained a balance between commercial, cultural, and residential use. The transformation into a monolithic hospitality and entertainment zone may permanently alter the area's character.

Conclusion:

I urge the City of Sydney Council to reject Development Application D/2024/1018 in its current form. The application fails to address the pressing need for housing, actively displaces residents, and offers no meaningful public benefit in return.

Should the applicant wish to proceed, I recommend Council require:

- **Retention or re-provision of housing**, with minimum allocation commitments.
- **A social impact assessment**, including the displacement of current residents.
- **A clear strategy for balancing commercial uses with residential amenity.**

Sydney's future must prioritise housing and equity alongside economic growth. Please do not allow this development to set a precedent that further erodes residential opportunities in the heart of our city.

Thank you for considering my objection. I am available to discuss this matter further and would appreciate being notified of any updates to this application.

Yours sincerely,

Le

From: Le <[REDACTED]> on behalf of Le <[REDACTED]> <Le <[REDACTED]>

Sent on: Friday, July 11, 2025 5:02:15 PM

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

Subject: Objection to Development Application D/2024/1018 – Merivale Redevelopment at 71–75 York Street, 46–52 King Street & 104–118 Clarence Street, Sydney

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

To:

The General Manager
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

Subject: Objection to Development Application D/2024/1018 – Merivale Redevelopment at 71–75 York Street, 46–52 King Street & 104–118 Clarence Street, Sydney

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While the proposal highlights hospitality, boutique hotel accommodation, and commercial office upgrades, it fails to address — and indeed contributes to — a critical issue affecting our city: **the displacement of residents and the lack of new, affordable housing provision in the inner city.**

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The proposal provides **no new residential dwellings**, despite occupying a substantial footprint across multiple sites. Given the ongoing housing pressures facing low- and moderate-income workers — including hospitality workers themselves — it is deeply concerning that this large-scale private development will result in a net loss of residential accommodation.

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Conclusion:

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Should the applicant wish to proceed, I recommend Council require:

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Sydney's future must prioritise housing and equity alongside economic growth. Please do not allow this development to set a precedent that further erodes residential opportunities in the heart of our city.

Thank you for considering my objection. I am available to discuss this matter further and would appreciate being notified of any updates to this application.

Yours sincerely,

Le

From: Saeko Lu <[REDACTED]> on behalf of Saeko Lu <[REDACTED]> <Saeko Lu <[REDACTED]>

Sent on: Friday, July 11, 2025 5:28:22 PM

To: Council@cityofsydney.nsw.gov.au

Subject: Objection D/2024/1018 – Merivale redevelopment

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:
City of Sydney Council
By email council@cityofsydney.nsw.gov.au

Subject: Objection to Development Application D/2024/1018 – Merivale Redevelopment (71–75 York St, 46–52 King St & 104–118 Clarence St)

Dear City of Sydney Planning Department,

I am writing to express my strong objection to DA D/2024/1018, proposed by Merivale for the redevelopment of three key sites in Sydney's CBD. This application represents a profound **missed opportunity to contribute to Sydney's urgent housing needs** — and in fact, appears to worsen them.

Sydney Needs More Housing — Not More Boutique Hotels

We are in the middle of a housing crisis. Renters in the inner city — especially students, essential workers, and young professionals — are being priced out at alarming rates. Thousands of people who want to live in walkable, transit-connected areas like the CBD simply can't find an affordable home.

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What This Site Could Offer

This site could be part of the solution. It could:

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- Incorporate **key worker housing** or capped-rent units;
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No Housing Contribution, No Social Benefit

Given the scale and visibility of this development, it is disappointing — if not alarming — that there is **no affordable housing contribution, no public open space, and no support for displaced tenants** who may currently live or work on these sites. Council should be demanding far more from large private developers like Merivale, especially when projects benefit from planning flexibility or consolidated site access.

In Summary

DA D/2024/1018 fails on a critical public need: housing. It removes potential housing stock from the inner city and replaces it with high-end, short-term entertainment uses that do nothing to alleviate the pressure on the rental market.

I urge Council to:

- Reject the proposal in its current form;
- Require the inclusion of **residential housing** — with a portion dedicated to affordability;
- Set clear expectations for large CBD projects to contribute meaningfully to Sydney's housing future.

Let's not allow another major city site to be turned over to private nightlife at the cost of long-term livability.

Sincerely,

From: Cameron <[REDACTED]> on behalf of Cameron <[REDACTED]> <Cameron <[REDACTED]>

Sent on: Friday, July 11, 2025 5:46:37 PM

To: council@cityofsydney.nsw.gov.au

Subject: Re: OBJECTION TO D/2024/1018 Concept Plan for Development at 104-118 Clarence Street, 46-52 King Street, 73 York Street, 71 York Street, and 75 York Street, Sydney NSW 2000

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 Planning Officer

City of Sydney Council

Base on the renotification , the applicant has done nothing to address previous concerns

In particular the noise pollution from the significant concentration of nightclubs and bars being proposed in the new concept plans are of serious concern.

The inclusion of these commercial entertainment venues at this scale is inappropriate in an area where there is a significant existing residential presence. No consideration is made to existing residents and there has been a total lack of consultation.

The presence of a nightclub and rooftop bar raises concerns about safety risks, particularly with alcohol-related incidents late at night and promotion of drug use. These are real concerns given the applicant Merivale's history and track record.

For these reasons I continue to object to the proposal and urge Council to do the same.

On Wed, Dec 18, 2024 at 12:41 PM Cameron <[REDACTED]> wrote:

To the Planning Officer

City of Sydney Council

Dear Sir/Madam,

I am writing to formally object to the proposed concept plan for the development at **104-118 Clarence Street, 46-52 King Street, 73 York Street, 71 York Street, and 75 York Street**, Sydney. As a local resident, I have significant concerns about the plan.

1. Noise Disruption :

The proposed nightclub and rooftop bar will create significant noise, especially at night, which will disrupt residents in the area. There has been no proper consideration of how this noise will be managed or how it might affect the quality of life for those living nearby.

2. Lack of Residential Impact Assessment :

The development plan fails to address the impact on residents, including the potential for late-night disturbances and increased traffic. The inclusion of these commercial entertainment venues is inappropriate in a area where there is a significant existing residential presence.

3. Overdevelopment :

The scale of the development is excessive for this part of the city, which will likely lead to overcrowding, congestion, and parking issues, further affecting the livability of the area.

4. Safety Concerns :

The presence of a nightclub and rooftop bar raises concerns about safety risks, particularly with alcohol-related incidents late at night and drug use. We are seriously concerned that the applicant will not be able to manage these risks given its poor track record.

In light of these issues, we respectfully request that the council refuse the approval of this development,

Thank you for your consideration.

From: David <[REDACTED]> on behalf of David <[REDACTED]> <David
<[REDACTED]>
Sent on: Friday, July 11, 2025 1:26:18 PM
To: council@cityofsydney.nsw.gov.au
Subject: D/2024/1018 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.

To the Local Planning Panel, City of Sydney

Re: Objection to the Proposed Planning Application – Renotification Submission

Application D/2024/1018

Site Addresses:

- 104–118 Clarence Street, SYDNEY NSW 2000
- 46–52 King Street, SYDNEY NSW 2000
- 73 York Street, SYDNEY NSW 2000
- 71 York Street, SYDNEY NSW 2000
- 75 York Street, SYDNEY NSW 2000

I am writing to lodge a formal objection to the above development proposal, which has been renotified for public comment. Upon further review, I must reiterate and expand upon my serious concerns regarding the nature, scale, and impact of this proposal on our community and the surrounding environment.

1. Environmental and Noise Concerns

The proposal includes a 24/7 entertainment precinct and nightclub, which will significantly elevate ambient noise levels across a wide area. This is particularly concerning given the densely populated nature of the surrounding precinct. The developer has failed to provide any robust, independent noise impact assessment that fully accounts for the round-the-clock operation and open-air rooftop components.

Further, there has been inadequate community consultation or environmental monitoring to assess the cumulative impacts on residents' mental well-being, sleep quality, and overall health. The lack of transparency and community engagement on such a high-impact issue is unacceptable.

2. History of Non-Compliance by the Applicant

It is important to highlight that the applicant, **Merivale**, has a track record of breaching various regulatory and licensing conditions in previous developments. Allowing the same operator to manage such a large-scale site without stringent oversight introduces a high likelihood of repeated violations, further endangering public safety and trust in planning enforcement.

This history must be given serious weight in the assessment process, as it sets a precedent for potential ongoing non-compliance and disregard for operational constraints.

3. Inconsistent with the Public Interest and Housing Needs

The proposed development would eliminate all existing residential accommodation on the site, effectively displacing current residents. This action is especially troubling during an ongoing housing affordability and rental crisis across Sydney.

It is neither justifiable nor ethical to displace residents to make way for a late-night entertainment hub. This proposal prioritises commercial profit over basic human needs, and approving it sends a damaging message about the city's commitment to housing equity and social responsibility.

4. Negative Community and Social Impact

The extension of liquor licensing across the entire site, including an open-air rooftop bar, introduces serious risks of alcohol-related violence, anti-social behaviour, noise disturbances, and general disruption. These issues have been well-documented in similar precincts throughout the CBD. Again the applicant Merivale cannot be trusted to manage this behaviour base on there history of non compliance.

Moreover, the proposal lacks any demonstrated community benefit. There is no social infrastructure, cultural space, or public amenity integrated into the plan—nor has the developer meaningfully consulted with local stakeholders. This absence of community-centred planning is deeply concerning.

5. Traffic and Infrastructure Strain

The increase in traffic volumes due to visitors, delivery services, and late-night patronage will place significant strain on an already congested part of the city. The proposal fails to provide sufficient parking spaces, loading zones, or traffic mitigation measures. This oversight will exacerbate existing traffic issues, reduce pedestrian safety, and negatively impact local businesses and residents.

Conclusion and Request for Rejection

Given the significant and unresolved issues outlined above—including environmental harm, housing displacement, public safety risks, and a blatant disregard for community wellbeing—I strongly urge the Council to **reject this planning proposal** in its entirety.

This development is not aligned with the principles of sustainable urban planning, nor does it serve the interests of the wider community.

Yours sincerely,

David