[date]

Mr Matthew Girvan, Planning Officer

Council of the City of Sydney

GPO Box 1591, Sydney NSW 2001

dasubmissions@cityofsydney.nsw.gov.au

Dear Mr Girvan

**Objection to the hotel / inn redevelopment at 24-34 Hardie Street, Darlinghurst**

**DA reference number D/2020/244**

I write to lodge the following objections to the proposed hotel / inn redevelopment of the terrace houses at **Nos 24-34 Hardie Street, Darlinghurst**:

### 1. Loss of our community

Consolidating six terrace houses into a hotel / inn that will accommodate transient visitors will result a loss of housing for permanent Darlinghurst residents, and erode our community. As with the Airbnb properties which have proliferated in the area, this hotel will be a parasite on our neighbourhood.

### 2. Irreversible loss of heritage

This proposal does not follow the heritage provisions of City of Sydney’s Local Environmental Plan or Development Control Plan:

* more than half the original building fabric of six terraces dating from the 1870s and 1890s will be lost;
* the five-storey development conflicts with the established character and heritage significance of the *Oxford Street and Victoria Street Heritage Conservation Area;*
* the development will diminish the setting and presentation of the terraces in the streetscape;
* the looming five-storey rear facade will destroy the heritage character and significance of the rear lane at Hayden Place.

### 3. Liveability

The boundary-to-boundary, five-storey plus basement development will erode the amenity of the adjoining houses and apartments through unacceptable overshadowing and loss of sunlight.

### 4. Over-intensification of development

Consolidating the six terrace houses into a monolithic development will destroy the fine-grain, residential nature of Hardie Street.

Many residents living nearby have lost faith in the City of Sydney to protect the fragile heritage of Darlinghurst. This unsympathetic proposal will result in a poor planning and heritage outcome for Hardie Street and the Heritage Conservation Area.

I urge the City of Sydney to refuse development consent.

Yours sincerely,