

From: <[REDACTED]>
Sent on: Monday, November 4, 2024 10:27:37 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2024/854 - 201-217 Elizabeth Street SYDNEY NSW 2000 - Attention Jessica Symons
Attachments: D 2024 854.docx (32.31 KB)

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Please find attached my problems with this proposal

Clare Lyon
264/27 Park St
Sydney
NSW - 2000

Mrs Mary Clare Lyon
264/27 Park St
Sydney
NSW-2000
4 November 2024

To: Mr W. MacKay
Manager Planning Assessments
City of Sydney

Dear Sir

Re 201 -217 Elizabeth St, Sydney 2000

Ref No D/2024/854

I have been overseas and have now got time to write re me objections to this proposed development.

I am objecting on the following grounds

1. Overshadowing impact on Hyde Park

There was a height restriction placed on buildings around Hyde Park many years ago to stop overshadowing and damage from overshadowing to the plants within the park. Over the years councils have chosen to ignore this covenant (ruling) and building permits have been issued, this does not mean that the council today should ignore the need for light in Hyde Park. Hyde Park is an iconic area in Sydney, and we are honoured to have had the original town planners with the foresight to build parks for the people. This does not mean that todays town planners should forgo the beauty we have for a few more \$ in rates.

This should not go ahead because of the detrimental effect on Hyde Park and Therefore to all of Sydney.

2. Residential Amenity

Sydney has many high-rise buildings now for residents. The city needs better pedestrian access and amenities before we add to the congestion on the pavements.

The last thing Park Street needs is another Hotel. There are many hotels in the area now. The noise from some of these is a problem, particularly on the weekends. Residents do not complain now as many of the hotels were here when we arrived but we do not need any more adding to nighttime noise.

3. Heritage Conservation

The façade of this building will impact on another heritage building 27 Park St, was the first high-raised building in Sydney. The building of this in front of it will impact aspects of this significant building.

A public toilet being built on the corner of Park and Castlereagh St will become an eyesore when it is bounded by both this high -raises.

4. Ecologically Sustainable Development

The city infrastructure is already strained due to the number of bicycle lanes, it is hard to leave rubbish for the council pick up.

Trees are dying in the area as they are not getting enough light, rain and oxygen.

An increase in cars within the city, garbage, and flora and fauna will be affected by this increase regardless of any impact studies.

5. Traffic, Access and Parking

There is a total lack of parking for loading and unloading of deliver vehicles.

With the opening of the bicycle lane in Castlereagh St a street length of loading zones was lost. This loss of loading zones means that deliveries to Park St and surrounds is extremely difficult and some days impossible. We have had deliveries returned to sender due to this issue. More residents in the area will not help and they will feel our frustration.

Parking in the city is almost non-existent or so expensive most people can hardly afford to park their cars. More residential space in the city will increase the number of visitors cars and exacerbate this issue. With the loss of loading Zones in Castlereagh St. The parking that was available after-hours has gone. Where will the extra visitors park?

The bus stop on Park St for the 500, 504, 507 is a hazard to pedestrians at rush hour it is impossible to walk along the pavement due to the people waiting for buses. The street furniture is in the wrong places or non-existent and the area ia a disgrace.

6. Views

The view from Hyde Park will not be enhance by looking at more building

7. Wind Impact

The city has too many canyons caused by the height of our buildings now.

When ever a new one is built the wind in the street becomes worse, it might be only by a few % but the cumulative effects are disastrous. We have already noticed the extra wind from the building of the Gadigal Station. We do not need any further wind tunnels built.

8. Construction and Operational Impacts

Park and Castlereagh St has just lived through 5 years noise, vibrations and dirty from the building of Gadigal St, the building of bicycle paths and the changing of traffic conditions in Park St. This had a huge impact on local residents.

This caused:

- a. Tenants to move out.
- b. Rents to decrease.
- c. Health issue, breathing difficulties, headaches, and stress.
- d. Lack of sleep due to work at night

It would be really appreciated if we had a bit of peace and quiet so we can recharge our health.

9. Contamination, Structural and Geotechnical Considerations

The vibrations from building works always cause structural damage to buildings in the vicinity of the building works. The cumulative effect on some of the older buildings could be expensive.

10. Social Impact.

For all the reasons outlined above I believe this redevelopment will have an adverse effect on the local residents and the city of Sydney as a whole. I therefore request this building is rebuilt to the same height and footprint as it is now.

Sincerely

