

Michele Nettlefold

From: [REDACTED]
Sent: Tuesday, 6 December 2016 4:47 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: 1 Alfred St Sydney Sect 96(2) modification application Ref No D/2015/1049/B (SSD15_7101Mod2)

6 December 2016

City Of Sydney

Town Hall House

456 Kent St,

Sydney NSW 2000.

Att: Michaella Briggs

dasubmissions@cityofsydney.nsw.gov.au

Dear Michaella,

Re: MODIFICATION OF PREVIOUS DEVELOPMENT APPROVAL REFERENCE NO. D/2015/1049/B (SSD15_7101Mod2)

Site: 1 Alfred Street , SYDNEY NSW 2000 Applicant: WANDA ONE SYDNEY

As a representative of the Strata Committee of the Owners Corporation, Strata Plan 70672, Cove Apartments, 129 Harrington Street, Sydney, I respectfully ask on behalf of our 213 apartment owners / residents that you refrain from approving the modifications as sought on the above mentioned

development at Circular Quay. The owners of our Strata believe the proposed modified design is still fundamentally flawed and defiantly growing in size without any positive trade-off to local residents.

This unpopular development was originally a 191m tall building with a reasonable foot-print. Now, a new brazen request is made under Design Excellence for a substantial greed creep of an additional 10% GFA by the developers, which adds an extra 2428m extension to the whole length of the northern façade and the overall foot-print. In this latest submission, no consideration is given to reduce the equivalent GFA gain from other parts of the building to at least balance this gain for the best interest of neighbouring property owners.

Therefore, the additional GFA area sought by Wanda for the Design Excellence can be easily traded-off by decreasing the height reduction of the low rise section of Building A from RL 131.2m to a height of RL 112m to match the adjoining buildings such as the Four Seasons and proposed Building B which will be better received by all adjacent property owners. From this simple and streamlined design amendment many residents and office workers in close proximity of this development will greatly benefit and will continue to enjoy the morning sun, light and some views.

In conclusion, like many other new city dwellers we have made a substantial investment in our homes based on local amenities, sun light, aspects, environment and views, all in the good faith that the long established 112m height limit of this precinct was to be unconditionally enforced and maintained for the better benefit of many residents, city workers and for future generations.

If this latest Modified design passes as it is, it will be a great blunder and leave many concerned residents and property owners with a sense of duplicity from our trusted city representatives and will create further uncertainties about future city living. Also our respected trust in politicians and Local Councilors will be totally diminished and destroyed. Approval of this development in its current state and without at least reviewing our comments and suggestions will ultimately have a negative effect of our cherished city living.

Ultimately, we the citizens rely on our cherished elected local Government representatives to act in

our best interest and ultimately for the best interest of our city community.

Should you have any queries please do not hesitate to contact me on [REDACTED].

Yours faithfully

Anthony Borg

[REDACTED]

[REDACTED]