

John & Jennel Austin
30 Gosbell Street,
Paddington NSW 2021

16 April 2017

The Senior Planner
City of Sydney
email: dasubmissions@cityofsydney.com.au

Attention: Bridget McNamara

RE: Application No D/2017/349 (SSD 8105)
201-217 Elizabeth Street Sydney

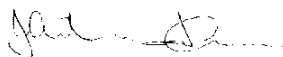
We object to the proposed development.

- The proposed development **exceeds the allowable height limit for the site**. It will cause significant overshadowing of Hyde Park, in addition to that caused by the existing building. The height limits imposed on all sites along the western side of Elizabeth Street have been a big success and have created an impressive boulevard, with the trees and Hyde Park on one side and buildings with a high degree of architectural merit on the other side, including the heritage Trust building and newer buildings such as The Sheraton on the Park.
- Redevelopment of the Pacific Power building on the site at 201-217 Elizabeth Street is an opportunity to continue this theme to the south of Park Street but this must strictly conform to the height limits. These height limits have created a city skyline with depth, buildings stepping up in height into the city itself. In contrast **the proposed development forms a solid wall obliterating any view of the rest of the city**.
- Many **other developers have done the right thing and complied with the height limits**, any divergence from those restrictions now would make their good intentions and compliance in vain.
- The proposed development is not state significant in itself as there are many hotels and apartment buildings of significance in the City. **Hyde Park and the City of Sydney are state significant and the proposed development would have a severely detrimental effect on both**.
- **The proposed development will obstruct the views from many existing offices and apartments** whose owners have relied on the City of Sydney's planning controls to make them permanent. Any disregard of those controls now that causes obstruction of those views will cause those owners significant financial loss that an approving authority would be responsible for.

In making this submission we declare that;

1. We are owners of an apartment at 197-199 Castlereagh Street.
2. We are shareholders in DXS Dexu Property Group.
3. We have made no reportable political donations or gifts in the past two years.

Yours Faithfully



John & Jennel Austin