

28 April 2017

City Of Sydney
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Attention: Bridget McNamara, Senior Planner

Dear Ms McNamara

**Submission in response to the Notification Dated 28 March 2017
State Significant Development Application for State 1 concept approval
For the construction and use of a 50 storey (RL198.22) mixed use building
D/2017/349 (SSD 8105) - 201 Elizabeth Street, Sydney**

I represent a number of owners of property within the neighbouring Park Regis building on 27 Park Street Sydney. I am writing to object to certain aspects of the proposal.

The reasons for this objection are as follows:

1 – The movement north of the new residential tower (north of the current tower) and closer to Park Street grossly affects the amenity of residents in the Park Regis building particularly the upper levels. A substantial portion of the East and North East view corridors are significantly “stolen” by this shift to the detriment of the Park Regis, which is totally unnecessary, given that the existing 201 Tower already enjoys the most prominent and totally uninterrupted views over Hyde Park and to the East and North East directions. Again, this proposed shift in the massing is unnecessary in the levels above the hotel component and to the detriment of the Park Regis residents.

1A - As a possible solution, to ensure preservation and equitable sharing of the existing view corridors by 201 Elizabeth St and Park Regis, the height of the new residential tower could be built even higher than current, on the proviso that it does not shift bulk or massing of the residential tower component to the north towards Park Street as currently proposed. This section of the tower should remain setback to the northern line of the current tower building footprint.

2 – The legacy and history of the Park Regis should not be underestimated and must be better considered by the developer Dexus, in its design development for 201 Elizabeth St. The view corridors don't just work for residents, but also form part of the defining views of Sydney when looking backwards towards the City from the East and Hyde Park. These views of the Park Regis, should be preserved to the extent possible by not allowing this proposed shift northwards or to the absolute extent proposed for

the floors above the hotel podium (ie the residential section). The already prominent position of the 201 Elizabeth Tower can still be redeveloped without this unnecessary affectation upon its neighbour.

2A - Why should this developer be allowed to benefit inordinately in regards to density increases and the increasing of its already unfettered view panorama to the blatant detriment of it neighbor Park Regis's and its existing residents? Clearly this is not "good" development? Also, the rationale of changing the angle of the building is novel, but whilst this might provide some reduction in shadowing over Hyde Park, this should not come at the expense of transferring shadowing over and stealing view amenity from residents in the Park Regis.

3 – The hotel component and massing on the lower levels appears attractive and a great use of the base of the site. The height of this base section should however not exceed the existing surrounding level building heights (up to but no higher than for example 60 Park St).

I would be happy to amplify these comments and assist in helping the development team or planning authorities land upon a more suitable adjusted design concept or modification.

Please don't hesitate to contact me to discuss this further.

Finally, I declare that I have not made any reportable political donations in the previous two years.

Yours sincerely



Peter Milevich | Managing Director

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