

**JOAN ELIZABETH TAYLOR
JESSE KAVANAUGH TAYLOR
3401 VICTORIA TOWER
197 CASTLEREAGH STREET
SYDNEY NSW 2000**

29 April, 2017

**RE: Application D/2017/349 (SSD 8105)
SSD Stage 1 – Demolition of existing and construction of new 50
storey mixed use building**

**ATTENTION: Bridget McNamara
City of Sydney
GPO Box 1591
Sydney NSW 2011**

**RE: OBJECTION TO THE PROPOSED DEVELOPMENT OF
201 ELIZABETH STREET, SYDNEY**

**We wish to strongly object to the proposed development of 201-217
Elizabeth Street, Sydney for the following reasons:**

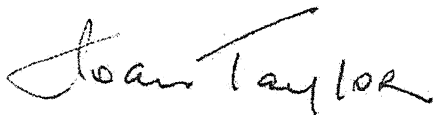
- 1. The devastating increase in size of the footprint of the proposed development especially as it relates to the adverse environmental impact to all existing buildings and the proximity to Hyde Park**
- 2. The massive size of the proposed bulky podium which will cover one whole city block (Elizabeth, Bathurst, Castlereagh and Park Streets) as it relates to existing buildings in the area and its “dwarfing” of narrow (20 metres wide) Castlereagh Street**
- 3. The hugely significant increase of the proposed development’s shadow on Hyde Park and the overshadowing of Castlereagh Street and Elizabeth Street**
- 4. Loss of openness and loss of iconic views of Hyde park, St. Mary’s Cathedral, Sydney Harbour, Garden Island and North Head**

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5. Loss of amenity due to loss of sunlight to living areas and open balconies on Castlereagh Street.
6. Loss of privacy due to proposed hotel use
7. Dramatically increased traffic flow on narrow Castlereagh Street, presently a one-way street and which will become narrower with the probable implementation of an added bike lane.
8. Vehicle access to all existing buildings on Castlereagh Street
9. Development standards no longer allow a height of 50 storeys
10. Loss of value for those owners whose property represents their superannuation so they may be forced to seek Government relief in the form of pension
11. No community consultation. We did not receive any notification from the Proponent and understand no one else in Victoria Tower did either. Evidently this was because Victoria Tower was incorrectly identified throughout the EIS as 201 Castlereagh Street which is The Church of Scientology Building.

We would appreciate it if you would kindly keep us informed of the progress of this Development Application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joan Taylor', with a stylized flourish at the end.

Joan Elizabeth Taylor
Jesse Kavanaugh Taylor