

Monday, May 1, 2017

City of Sydney Council
GPO Box 1591
SYDNEY NSW 2001

By email: <dasubmissions@cityofsydney.nsw.gov.au>

Dear Sirs,

RE: Development Submission D/2017/349, 201 Elizabeth Street, Sydney

I wish to advise that I am an Executive Member of the Owners Corporation SP 3397 which represents the owners and occupiers of 27 Park Street, Sydney, known as Park Regis a 45-level residential/hotel tower and historic building.

We advise that the residents have now discovered that you have already advertised and the period for submissions is well-advanced, notwithstanding the fact that no correspondence appears to have been received by the individual lot owners, the Owners Corporation or the Managing Agent.

It would be disappointing if Council was to deal with this matter as a fait accompli.

There appears to be no reason to move the residential tower close to Park Street other than to cause substantial negative effects to those existing owners.

In particular, the positioning of the proposed developments and its size needs to be determined being mindful of the following objections:-

1. View Loss

The move of the tower towards Park Street has an unnecessary and magnified effect on view loss for existing developments. Those existing developments whose views are impacted by the present tower have purchased their unit mindful of the view impact. To relocate the tower and increase its size will adversely impact the view down Park Street which are presently enjoyed to solely to the current building's position. Undoubtedly this was the reason for the initial set-back when the building was constructed.

2. Size and Bulk

It appears that this is a gross development of the site with a structure which is unnecessarily high and bulky. It will further impact by shadowing Hyde Park and reducing light to properties along Castlereagh Street.

+ T H E R E A L E S T A T E P E O P L E +

Glenmore Park

30 Mulgoa Road
Regentville NSW 2745
P 02 4733 6999
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Penrith

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Jordan Springs

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3. Gateway to the Town Hall

We understood that the council always wished to maintain a gateway to the Town Hall which involved determining a reasonable streetscape along Park Street to the ambitious plaza development on the present Woolworths site.

To allow the tower to be moved towards Park Street or increase in size will devalue the gateway principle and block the broad view to the historic Town Hall building.

4. Loss of Privacy and Amenity

The proposed development will have a deleterious effect on the present owners and residents' privacy and general amenity and will aggravate what is already a dark and windy Castlereagh Street.

We would appreciate the Council considering these objections.

Yours Sincerely,



Jim Aitken

Executive Member SP 3397

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