

David Bayly,
2202/197 Castlereagh Street,
Sydney, NSW, 2000.

27 April 2017

Manager – Planning Assessments,
City of Sydney
Town Hall House,
GPO Box 1591
Sydney, NSW, 2000.

Attention: Bridget McNamara

Dear Sir/Madam,

Re: Development Application D/2017/349 (SSD 8105)

My objections to this DA, as presented, are based on items from the Secretaries Environmental Assessment Requirements (SEAR) which are discussed below.

My initial objection regards the requirement to consult with affected landowners. As far as I am aware, no one in our building received the letter of 25 November 2016 informing us of the consultation process. Consequently, as a neighbour of the most affected building, I write to you expressing my concerns.

I have made no political donations in the last two years.

1.The lack of consistency in the documents.

Depending upon which Development Application document you read: -

- Is the development 50, 51 or 52 levels high?
- Is the podium twelve or fourteen levels?
- Is the tower setback five or eight metres?
- Is the pedestrian link to Museum Railway Station a “potential”, “future” or “proposed” inclusion in the design?

2. Secretaries Environmental Assessment Requirements (SEAR).

2.1 Key Issues 3. Design Excellence, Built Form, and Urban Design

The current building has a bulky tower centrally located on the site with low profile structure on the northern side of the tower and open space at the southern side of the tower. The low-profile building on the northern end has high ceilings with generally large, glass walls. The footpaths are wide. Because of the illusion of open space created by the wide footpaths and predominantly glass structure, people approaching Hyde Park from the west have a pleasant gentle opening up of their view of Hyde Park. This creates the impression of the park's importance to the city.

The proposal will have an overwhelmingly negative impact on the streetscape as the development utilises the entire footprint, reducing the width of all footpaths, eliminating the open space on the southern end of the tower, the illusion of space on the northern side of the tower, and eliminating the Castlereagh Street bus stop.



The openness of the corner of Elizabeth/Park/Castlereagh Streets will be gone as the predominantly one storey glass structure, which enables you to see the park from many angles, will be replaced by a solid, fourteen storey structure which uses the entire available space. Public space will be significantly decreased. Instead of the gentle opening up to the park, it will feel like walking up a chasm to reach Elizabeth Street with the park's importance being overshadow by the enormous bulk of the podium and the narrowness of the surrounding footpaths. See Attachment 1

In terms of Elizabeth Street frontage to Hyde Park, nearly all the buildings have a similar street frontage with a gentle roof slope moving towards Castlereagh Street. This seems to feed in well with the higher buildings further to the west. If the proposal had a similar profile, it would fit in with the character of this section of Elizabeth Street.

2.2 Key Issues 4. Amenity

Overshadowing:

The figures on the reduction in overshadowing of 50% is excellent but keep the impact in perspective. The actual total reduction on the ground in Hyde Park is less than 2%. Also, there is no account taken of the overshadowing of Hyde Park by the fourteen level podium structure.

Acoustic:

The most intrusive noise that affects us is the siren and horns of the fire engines. They travel up Castlereagh, Bathurst and into Elizabeth Street. Most the noise

occurs at the corner of Elizabeth and Park. The worst impact is in the middle of the night. An evaluation of this effect is not included in the DA.

Wind:

The wind effect evaluation appeared to look at ground level only. The change from a square profile to an angled wing directing any southerly wind flow into our building needs to be evaluated and included in the DA.

2.2 Key Issues 5. Visual and View Impacts

Design excellence is also lacking in some aspects of this development. Amenity will be lost for many surrounding residents. The outlook from my apartment is significantly reduced. I would think the loss would be approximately 70% by area. The DA shows the view extending as far as St Mary's Cathedral (Appendix D Design Report Part 5 Pgs. 66-67) but, as evidenced in Attachment 2, it goes down Sydney Harbour to the Heads. I expected to lose some amenity but not this much.

Dexus in their Property DA, (page 73 of the Environmental Impact Statement) quote previous judgments by "council officers assessments" relating to the loss of view. From the Greenland's Development at 115 Bathurst Street Sydney, it was stated that it was "*unreasonable that the entirety of such a view could be maintained*". From Mirvac's redevelopment at 200 George Street Sydney, it was concluded that the extent of view loss experience by the alternative building envelop was acceptable because it "*only result[ed] in the loss of partial views*". Following on from the direction of these the judgments, a **70 percent loss of view**, which I would experience, would be deemed unacceptable (Attachment 2). This is especially pertinent as moving the proposed tower to the centre of the development would restore most of the views with very little inconvenience to the developer.

The quality of the outlook that I am losing is significantly greater than the outlook being given to other residents. I am also losing considerable money as I paid more for my apartment due to the outlook and have higher Body Corporate fees because of the outlook.

The position of the tower's western balconies will also ensure that all privacy is lost. Our balconies will be virtually opposite one another.

2.3 Key Issues 8. Transport and Accessibility Impacts

- The footpath around three sides of the building will be narrower and the open space at the southern end of the building will be eliminated as the **building footprint is greater; 145 percent greater!**
- There will be more points where traffic crosses the footpath in Castlereagh Street.
- The bus stop in Castlereagh Street, between Park and Bathurst Streets will need to be moved as the entry and exit points of the hotel, indicated in the DA, are at the existing bus stop.
- The existing pedestrian link to Museum Railway Station may not exist.

3. Alternate Suggested Amendments to the DA

3.1 Maintain Character of Elizabeth Street

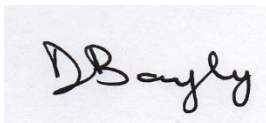
The podium should be redesigned to be less imposing and have larger public areas in Park and Castlereagh Street. The top of the podium should slope up towards Castlereagh Street. There should be no tower. The Sheraton on the Park is a good example of what can be done. The lower levels should maintain the open feel that is currently available. The north end of the Telstra Building is also a good example of maintaining openness within the building.

3.2 Change Impact of Podium and Tower

- The tower be retained in its original position, albeit at the proposed angle and height.
- The bulk of the podium be lessened to approximately 75 percent increase from the original footprint.
- The pedestrian link to Museum Railway Station be retained.
- The number of traffic crossings on the footpath in Castlereagh Street be decreased.
- The footpath widths be retained.
- All the factors rated in the "Options Considered" are either the same or could be designed out for a central tower compared to a northern tower.

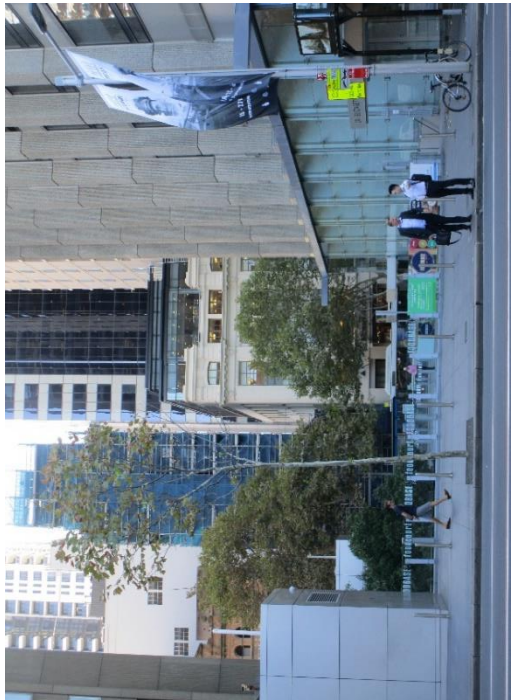
While I have expressed some concerns in this submission, I hasten to add, there are many more that could be addressed. However, I believe that by reviewing the proposal considering my comments above, we could come up with a solution that suits the developer, the Council, the affected residents and enhances the city's streetscape.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DBayly', on a light-colored rectangular background.

David Bayly.

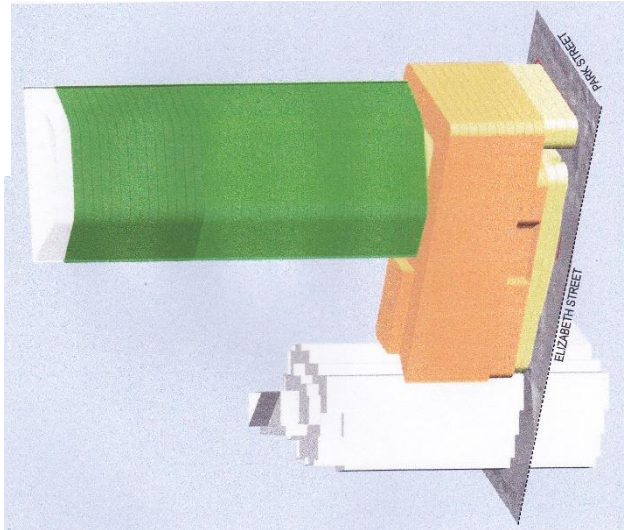
Attachment 1: From Elizabeth Street



Southern Existing



Northern Existing

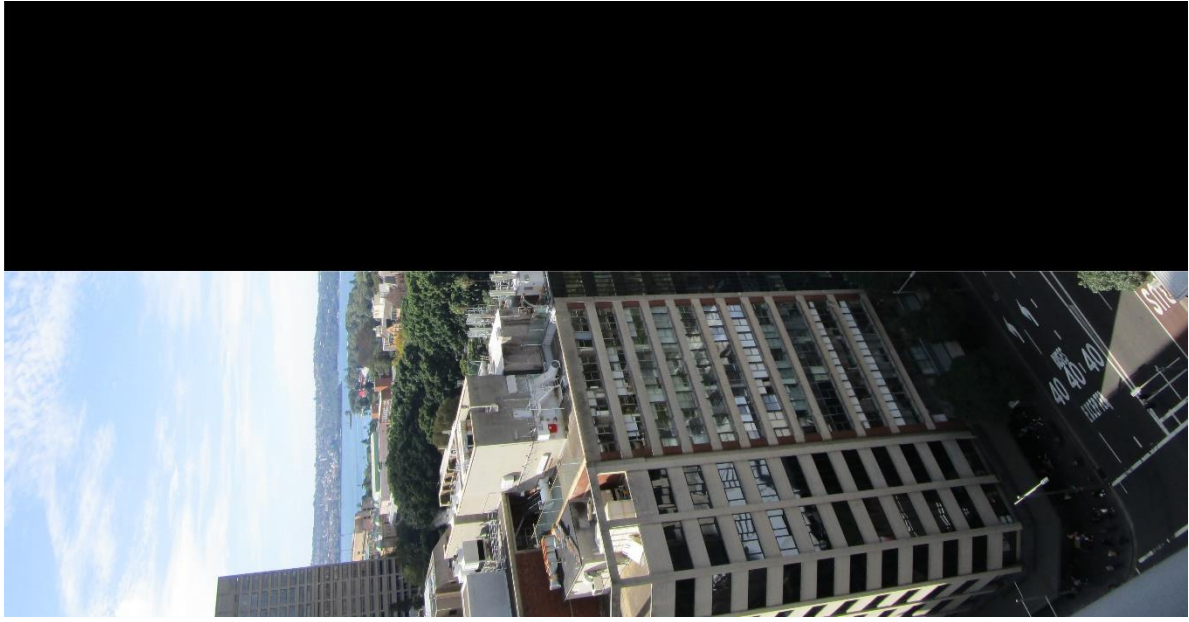


Proposal

Attachment 2: Change in Outlook



Outlook Before



Outlook After