

ISSUE CATEGORIES AND WHERE TO FIND RESPONSES TO ISSUES RAISED IN SUBMISSIONS

APPENDIX I



Where issues addressed – submissions making comment

Issue code	Issue	Where address in report
Underground connections		
UC1	Connection between Town Hall and Museum	Section 6.2.1
UC2	Connection between Town Hall and The Galleries	Section 6.2.1

Where issues addressed – submissions in support

Issue code	Issue	Where addressed in report
Connectivity		
CT1	Pedestrian connections and amenity need to be considered between Pitt Street North Metro Station site and the CBD	Section 6.2.1
CT2	Support for underground connection	Section 6.2.1
Design		
DS1	Design excellence should encourage statement design	Section 6.2.2
DS2	Support for maximum height of 85 storeys	Section 6.3.2
DS3	Support for a mixed used development	Section 6.3.1
Public spaces and greenery		
G1	Provision of green open spaces and public seating	Section 6.2.3

Where issues addressed – submissions in objections

Issue code	Issue code	Where address in report
Overshadowing		
OS1	Overshadowing of Hyde Park	Section 6.4.7
OS2	Overshadowing of 197 Castlereagh Street	Section 6.4.2
OS3	Overshadowing of the Masonic Club	Section 6.4.6
OS4	Breach of the Hyde Park Sun Access Plane	Section 6.4.7
OS5	Overshadowing of apartments on Park Street	Section 6.4.2
OS6	Inadequate analysis of overshadowing on Town Hall Square	Section 6.4.7
OS7	Impact of loss of sunlight and overshadowing on adjacent homes	Section 6.4.2
Loss of views		
PV1	Loss of private views from 197 Castlereagh Street	Section 6.4.1
PV2	Loss of private views from 27 Park Street apartments	Section 6.4.1
Heritage		
HE1	Heritage impact on adjacent buildings including the Masonic Club, Regis City Centre and Town Hall Square	Section 6.4.6
Design		
DE1	Failure to comply with the design guidelines	Section 6.4.4
DE2	Setbacks to the Masonic Club are inconsistent with the ADG design criteria	Section 6.4.4
DE3	Floor space ratio	Section 6.4.8
DE4	Need for greater setbacks to adjacent buildings	Section 6.4.4, Section 6.4.10
Overdevelopment		
OD1	Building height is too excessive	Section 6.4.9
OD2	Bulk and scale of the development	Section 8.1.1
Acoustics		
A1	Acoustic impact from the proposed car park	Section 6.4.11
Economic Impacts		
EI1	Economic impacts of the proposed development on the Masonic Club and Hotel	Section 6.4.12
Loss of Privacy		
LP1	Loss of privacy to adjacent residential apartment buildings	Section 6.4.5

Issues raised by submissions

Submission	Nature of submission	Issues raised
280207	Objection	HE1, EI1, DE2, OS3, A1,
279382	Objection	OD2, OS4, DE4, LP1, OS6, OS5, OS7, HE1, DE2
281271	Objection	PV2, OS5, LP1, HE1, OD1
281194	Objection	OS2, DE4, PV1, OS1, OS4, DE3
277205	Support	DS2, DS3
280235	Comment	UC1, UC2
278833	Comment	N/A
279343	Comment	N/A
279674	Support	DS1, G1, CT1
278829	Comment	UC1
280227	Support	CT1, CT2