

The Mayor
City of Sydney
Town Hall House
456 Kent Street
SYDNEY NSW 2000

Architects & Planners

**RE: MODIFICATION OF PREVIOUS DEVELOPMENT
APPROVAL: REFERENCE NO. D/2015/1049/B
(SSD15_7101Mod2)
Site: 1 Alfred Street, Sydney, NSW, 2000
Applicant: Wanda One Sydney**

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Dear Sir,

I write as a professional architect and planner of 50 years' experience and as an owner occupier of apartment 3202 in the award winning Cove apartments.

When my apartment was purchased off-the-plan in 2000 (the building was completed in 2003) to a design by this office, I made sure that the LEP's height limit of potential developments on the water's edge (then 110 m) could not obstruct my view. I am 78 years of age and wish to spend my declining years living in this apartment

1 Alfred street, namely Goldfields House, subsequently became a development site and the City of Sydney held an unprecedented secret confidential architectural competition for a design that far exceeded the then known LEP height limit of 110 m. Then the City of Sydney commissioned a former government architect with no particular relevant planning skills to prepare a master plan for the whole block to fit with the height of the tower designed for the secret competition, ie there already has been preferential treatment to allow a tower on this site to alter the long term height restriction in Circular Quay's planning laws.

The result was that in 2010 a new height limit of 185 m was capriciously suggested partially on that site which would have a devastating impact on Cove Apartments and other surrounding buildings by casting shadows and blocking harbour views. No input was sought from residents or city occupants ever during the planning process until too late. Indeed, the documents exhibited by the previous developer Valad's report of 24 March 2010 - and exhibited by CoS in consideration of the special planning provisions for APDG block for CoS Planning Committee on 9 Nov 2010 and CSPC on 11 Nov 2010 had view analyses which were most favourable to the then developer of 1 Alfred St as all the positions for Cove Apartment building at 129 Harrington Street were from the extreme most northern-eastern edge of each room where no person would ever normally stand and look outward. This resulted in CoS Planning Policy Sub-Committee's report of 8 November 2010 falsely claiming at 65(b) that only some amenity views towards Cremorne Point and would be lost. There was no discussion of the loss of the view of the harbour and heads.

I ask that Council consider an objective view analysis of loss of views for this DA on the residents of Cove building. For instance the analysis done by JBA Planning March 2011 which was sent to Sydney City Council by Cove's lawyers Malcolm Young for David La Page solicitors in their letter of objection dated 28 July 2011 marked 1 Alfred St Sydney - Objection to Development Application D/2010/2029 and the Council's senior solicitor Pip Stenekas acknowledged receipt by letter dated 16 August 2011 (file no. S081049).

Since that time the council has continued to grant permission and approve with no limitations on the development citing 'design excellence, and that activating laneways was a positive benefit for the city'. The proposed 194 metre tall building is against all planning principals, high buildings at the waterfront blocking views behind, particularly those casting a shadow from the north is a loss to the rest of the city who all want to look north to see the harbour. Council should consider equity to all rate payers and residents and of the city not just the particular developer of this site.

The present DA now wishes increase GFA by approx. 10% and increase the height by several floors. The total planning of the site has since changed significantly, and there is no public domain improvements to justify the extra height - which favours only the developer. This is contrary to council's own policy not to allow extra height unless there is a significant public benefit.

The proposed modification will now cast a shadow upon the 50 year old Australia Square plaza development (1967) also designed by this office. I would ask that the height of this DA not be allowed to preserve the sunlight to world-famous plaza which Council itself has heritage listed.

The proposed modification will also cast a shadow upon the award-winning Grosvenor Place tower and its redeveloped northern plaza (Essex St and George St) - also designed by the Seidler architectural firm. The Lord Mayor has praised the Grosvenor Place northern plaza redevelopment with its recreation of the detail of the Rose Seidler House mural and yet council is allowing this public space to be overshadowed.

I encourage the council to seriously consider the residents and commercial occupants rather than interests of this particular site's developer.

I understand from discussions with personnel from the developer Wanda team that there could be yet another design modification to decrease the height building A to RL 112 which would line up with the existing 4 Seasons hotel and to increase the height of building B allowing the increase of GFA. I note there have already been several different designs for this site since 2010. Given there is still uncertainty on the shape of the proposed towers, I would ask that any tower development uphold the traditional 110 m limit (same height as 4 Seasons hotel) with further building depth so the south to satisfy the developer's floor-space ratio requirements and I submit with clever design - every apartment and office can have harbour views: such a development scheme would satisfy existing residents and commercial occupants concerns of overshadowing and lost views. I would ask that Council explore such a win-win option.

Should you have any queries please do not hesitate to contact me on 0419 223 955.

Yours faithfully,



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Architect 2321