

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

APPENDIX G



Where issues addressed – submissions in objection

Issue code	Issue	Where addressed in report
Overdevelopment of the site		
OD1	Floorplate/footprint/bulk and scale	Section 6.4.4.2
OD2	Height of proposal	Section 6.4.4.2
OD3	Treating the site as undeveloped sets a dangerous precedent that all air space is 'undeveloped' and therefore up for grabs	Section 6.4.12.2
OD4	The new development should be in keeping with the scale, size, bulk and height of the existing buildings	Section 6.4.4.1
OD5	Airspace should afford an opportunity to motivate the design of individual tower buildings	Section 6.4.4.1
OD6	Ambiguous to grant approval for a building that has the option of being commercial or residential	Section 6.4.12.2
OD7	Cumulative impact of higher buildings on disaster management, infrastructure, wind tunnels, solar access, skyline views and resident health	Section 6.4.4.1
OD8	Restrictive covenant imposed on owners and occupants of 125-129 and 123-135 Bathurst Street, and 296-302 Pitt Street	Section 6.4.1.2
Overshadowing and loss of solar access		
OS1	Loss of amenity to the Princeton apartments in mid-winter	Section 6.4.1.1
OS2	Loss of solar access to Princeton apartments inconsistent with ADG requirements	Section 6.4.1.1
OS3	Title protecting solar access in the applicant's title in 2012	Section 6.4.1.2
OS4	Failure to undertake solar analysis for Greenland Centre	Section 6.4.1.3
OS5	Impact of reduced solar access on potential to install solar panels	Section 6.4.1.4
OS6	The applicant has not dealt with clause 4.2.3 and clause 4.2.3.1 of the City of Sydney DCP 2012 in relation to solar access enhanced and solar access loss legislation	Section 6.4.2.2
OS7	Sydney Metro has not considered the impact of light scatter	Section 6.4.1.1
Loss of privacy to adjacent properties		
P1	Requirement for owners of Princeton apartments to install screens to maintain privacy	Section 6.4.2.1
P2	EIS inconsistent with provision 4.3.2 of the SDCP 2012	Section 6.4.2.2
P3	The proposal will overlook into bedroom and living room windows of the Princeton apartments	Section 6.4.2.3
P4	Incorrect categorisation of Northern facing windows in Princetown as typically secondary windows	Section 6.4.2
Overshadowing of Hyde Park		
OSH1	Non-compliance with the Sydney LEP and Sun Access Plane limits (clause 6.17)	Section 6.4.3.1
OSH2	Unacceptable breach of the sun access plane between April to September	Section 6.4.3.1
OSH3	Proposal will set a precedent for high buildings that increase the shadow creep at Hyde Park during the winter months	Section 6.4.3.1
OSH4	Where there is an existing approved building on an adjoining site, it is incumbent on the new development to provide the separation requirements	Section 6.4.3.2

Building Separation		
BS1	Minimum building separation should be 18-25 meters above 9 storeys	Section 6.4.3.2
BS2	Proximity of proposal to existing building is a fire risk	Section 6.4.3.3
BS3	ADG states that this is a separation requirement, not a setback provision. Therefore, whether there is an existing building, any new development should comply with separation requirements	Section 6.4.3.2
BS4	The Applicant has proposed a separation distance between its project and Princeton to be 12metres. This is not acceptable and not compliant with 2F ADG	Section 6.4.3.2
BS5	Non-compliance with 2F ADG (3m-12m building separation)	Section 6.4.3.2
Loss of private views		
PV1	Absence of a covenant of Princeton's title regarding potential for northern views to be affected in future	Section 6.4.5.4
PV2	View loss from future Greenland building	Section 6.4.5.2
PV3	View loss from Century Tower	Section 6.4.5.3
PV4	View loss from the Princeton Apartments	Section 6.4.5.1
Wind Impacts		
W1	Reduced access to sea breezes will increase reliance on artificial cooling within adjacent homes	Section 6.4.6.1
W2	Height and width of the development will create a wind canyon along Pitt Street	Section 6.4.6.1
Heritage Impacts		
HI1	Heritage façade should be retained for the Pitt Street South Metro Station under SSD_8876	Section 6.4.7.3
HI2	Impact upon nearby heritage building including the Edinburgh Castle Hotel, Castlereagh Fire Station, The Queen Victoria Building, St Andrews Cathedral	Section 6.4.7.1
HI3	Overshadowing of nearby heritage buildings including the former Sydney Water Building, Edinburgh Castle Hotel, City of Sydney Fire Station	Section 6.4.7.2
HI4	Proposed envelop is unusual, ugly shape wrapping around two sides of the Edinburgh Castle Hotel	Section 6.4.7.1
Building Setbacks		
SB1	Inadequate setbacks along Bathurst Street	Section 8.1.1
SB2	Western setbacks should be enforced	Section 8.1.2
Vehicular and pedestrian movements		
M1	Inacceptable increase in vehicular and pedestrian congestion	Section 6.4.9.1
M2	Potential increase in vehicular and pedestrian accidents	Section 6.4.9.1
M3	Additional car spaces will contribute to traffic congestion	Section 6.4.9.2
Other Amenity Impacts		
A1	Open-air spaces will have a significant noise impact upon neighbouring apartments	Section 6.4.10.1

A2	Enclosure of new buildings and increasing levels of traffic will contribute to higher noise levels in the local area	Section 6.4.10.2
A3	Lack of detail about the plant location and specifications on the lower levels of the proposal	Section 6.4.10.3
A4	Disturbance, dust and noise from the station ventilation plant	Section 6.4.11
Communication		
C1	Failure to provide additional information including further diagrams, and rationale	Section 6.4.12.1
C2	Communications and engagement activities should have been undertaken earlier in the planning process	Section 6.4.12.2
Open and recreational spaces		
OR1	Create more greenery, vegetation and parkland spaces	Section 6.4.4.1
Financial Impacts		
F1	Adjacent properties will decrease in value	Section 6.4.4.2

Where issues addressed – submissions in support

Issue Code	Issue	Where addressed in report
Rail Station Design		
D1	Location of Pitt Street South station entrance	6.3.2.1
Building Height		
HS1	Building height should be increased	6.3.1.1
Building Use		
U1	Addition of retail spaces on the street and within the podium	3.3.3.1

Issues raised by submissions

Code Number	Address	Nature of submission	Issues raised
279803	Sydney, NSW	Object	OD1, OS1, OS2, OSH1, OSH2, BS1, HI2, HI3, M1
279797	Sydney, NSW	Object	OD1, OD2, OS4, OSH1, OSH2, PV2, M1, M2, M3
279793	Sydney, NSW	Object	OD1, OD2, OS2, OS4, PV2, PV3, SB1, M1, M2, M3
279581	Sydney, NSW	Object	OD1M, HI1, HI2, HI3,
279809	Sydney, NSW	Object	OS1, OS2, P2, P3, OSH1, BS1, BS5, PV4
279807	Sydney, NSW	Object	OS1, OS2, OS7, BS1, BS5, PV4, M1
279805	Sydney, NSW	Object	OD2, OS2, OS6, P1, P2, P3, OSH1, OSH2, BS3, BS5, PV4, W1, HI2, A2, A3, A4
279392	Sydney, NSW	Object	OD1, OD2, OS2, HI1, M1, OR1
279975	Sydney, NSW	Object	OD1, OD4, OD7, OS4, OS6, PV2, W1, W2
279971	Sydney, NSW	Object	OD1, OD2, OS4, OS6, SB1, M1, M2, M3
279922	Sydney, NSW	Object	OD1, P2, P3, BS4, BS5, HI2, M1, M3
279916	Sydney, NSW	Object	OD1, OS1, OS2, P2, P3, OSH2, BS4, PV4, SB1, SB2
279913	Sydney, NSW	Object	OD1, OD2, OS1, OS2, OS6, OSH2, BS1, BS4, HI1, HI2
279896	Sydney, NSW	Object	OD1, OD2, OS1, OS2, OS4, OS6, P2, P3, BS1, BS5
279886	Sydney, NSW	Object	OD1, OS1, OS2, OSH2, PV1, PV4, F1
279872	Sydney, NSW	Object	OD1, OD2, OS1, OS2, OS6, OS7, P2, P3, BS1, BS2, BS3, BS4, BS5, W1, A2
279851	Sydney, NSW	Object	OD1, OD3, OD7, BS1, M1, M3
279823	Sydney, NSW	Object	OD1, OD2, OS2, P1,2, OSH1, OSH2, BS1, BS5
279821	Darlington, NSW	Object	OD1, OD7, OS1, OS4, OS5, OS6, OSH2, BS5
279828	Sydney, NSW	Object	OD1, OD7, OS1, OS2, OSH1, OSH2, BS1, BS5, HI2, HI3
279825	Sydney, NSW	Object	OD1, P2, OSH1, OSH2, BS1, BS5, F1
280132	Sydney, NSW	Object	OD1, OS1, P2, P3, OSH1, OSH2, PV4
280146	Sydney, NSW	Object	OD1, OD2, C2
280143	Sydney, NSW	Object	OD1, OD8, OS2, P2, BS1, BS5, HI2, C2
280025	Sydney, NSW	Object	OD1, OD4, OS1, P3, OSH2, PV4
280017	Sydney, NSW	Object	OD1, OD2, OD3, OS1, OS2, OS6, OSH1, BS1, BS5, SB1, SB2
280004	Sydney, NSW	Object	OD1, OD2, OS1, OS2, OS5, P2, OSH1, OSH2, BS1, BS3, BS4, BS5, C2, HI2
280002	Sydney, NSW	Object	OD1, OD2, OS1, OS2, P2, BS1, BS5, PV4, W2, M1, M2, M3, A2, A4
280572	Sydney, NSW	Object	OD1, OD2, OD7, OS6, P2, PV2, PV3, PV4, W1
280568	Sydney, NSW	Object	OD1, OD2, OD7, OS1, OS4, A2
280889	Sydney, NSW	Object	OD1, OD2, OD4, OD7, OS1, B2, PV4, W2, M1, C1
280885	Sydney, NSW	Object	OD1, OD2, OS1, OS2, BS1, PV4
280903	Sydney, NSW	Object	OD1, OD2, OD7, OS1, P2, P3, PV1, A1, A2, M1, M2, M3
280897	Sydney, NSW	Object	OD1, OS1, OS2, OSH1, OSH2, BS1, BS5

280895	Sydney, NSW	Object	OD1, OD7, OS1, OS2, OS5, OS6, OS7, P2, P3, BS3, BS4, BS5, PV2, PV4, HI2, HI3, M1, M2, M3, C1, C2
280893	Sydney, NSW	Object	OD1, OD2, P3, OSH1, OSH2, BS1, PV4
280564	Sydney, NSW	Object	OD1, OD2, OD4, OD5, OS1, OS2, OS4, P2, P3, PV4, W2, HI1
280185	Sydney, NSW	Object	OD1, OD2, OS1, OS2, P2, P3, BS5, PV4, HI2, SB1, SB2
280151	Sydney, NSW	Object	OS1, OS2, OS6, P2, OSH1, OSH2, BS1, BS4, BS5
280149	Sydney, NSW	Object	OD1, OS1, OS2, P3, OSH1, B3, PV4, HI2
280191	Sydney, NSW	Object	OS1, OS2, P3, OSH1, B3, PV4, HI2, HI3, C1, C2
280187	Sydney, NSW	Object	OD1, OD3, OSH3, BS1, SB1, SB2,
281184	Sydney NSW	Object	OD1, OS1, P3, OSH1, PV4, HI2, HI3, F1
279384	Darlinghurst NSW	Object	OD1, OD3, OS1, OS2, OS6, P1, P2, OSH1, OSH2, PV2, PV4
280021	Sydney, NSW	Object	OD1, OD2, OS1, OSH1, OSH2, B35, PV4, HI2, HI3
280031	Sydney, NSW	Object	OD6, OS1, OS2, OS3, OS6, P4, OSH1, BS1, BS2, BS5, PV1, SB2, C1, C2
290035	Sydney, NSW	Object	OD1, OS1, OS2, OS7, P2, OSH1, BS1, BS2, BS5, PV2, PV4, W1, HI3, A2, A3, A4, OR1
279801	Sydney, NSW	Object	OD1, OD4, OD7, W2, M2, C1
279815	Matraville, NSW	Object	OD2, OS1, OS2, OS6, P2, BS5
280009	Waterloo, NSW	Object	OSH1, OSH2, OSH3, OSH4
279968	Sydney, NSW	Object	OD1, OD2, P2, P3, OSH1, OSH2, PV4
279952	Sydney, NSW	Object	OS1, P3, PV4
279966	Sydney, NSW	Object	OS1, OS2, OSH1, OSH2, BS1
280180	Sydney, NSW	Object	OD1, OD2, OS1, OS2, OS6, OSH1, OSH2, BS5
280199	Sydney, NSW	Object	OS2, P2, P3, OSH1, BS2, BS5, WI, HI2, HI3, A2
280023	Sydney, NSW	Object	OD1, OD2, OS2, P2, P3, BS1, BS5, HI1, HI2, HI3
280012	Sydney, NSW	Object	OD1, OD2, OD7, OS1, OS7, P3, BS1, PV4, WI, A1, A3
280029	Sydney, NSW	Object	OS2, P2, BS5, HI3, C1
280033	Sydney, NSW	Object	OD1, OD2, OS1, OS2, P1, P2, P3, OSH1, OSH2, BS1, BS5, PV4, A2, A4
279813	Sydney, NSW	Object	OS1, P3, OSH1, OSH2, BS5, PV4, M1
280213	Sydney, NSW	Object	OD1, OD2, OS1, OS2, P3, OSH1, BS5
279799	Sydney, NSW	Object	OD1, OS1, BS1, PV4
279341	Sydney, NSW	Object	OD1, OS1, OS2, P2, P3, OSH1, BS5
280233	Alexandria NSW	Object	OD1, OD2, OD4, W2, HI2, M1, OR1
280014	Sydney, NSW	Object	BS5, HI2, HI3, HI4, SB1, SB2
280237	Sydney, NSW	Object	OD1, OD7, OSH1, PV3, WI, W2, HI2, M1, A1, A2, CI, C2
283284	Sydney, NSW (PV)	Object	OD1, OD2, W2, HI1, HI2, OR1
279817	Sydney, NSW	Object	P2, P3, BS1, BS5, PV4, W1, C2
279995	Pennant Hills, NSW	Object	OD1, OD2, OS1, OS2, OS5, OS6, P1, P2, P3, OSH1, OHS2, BS1, BS3, BS4, BS5, PV4, HI2, HI3, HI4, A2, A3, A4
279920	Sydney, NSW	Object	OD1, OD2, OS1, P2, OSH1, BS5, A3, A4
279579	Sydney, NSW	Object	OD1, OD2, OS1, OS2, OS6, P3, P4, BS1, BS5, PV4
280019	Sydney, NSW	Object	OD1, OD2, OSH1, BS1, BS5, HI1
280211	Sydney, NSW	Object	OD1, OD2, P2, OSH1, BS5, PV4, HI2
279878	Sydney, NSW	Object	OD1, OD2, OS1, OS2, OS6, P1, P3, OSH1, OSH2, BS1, BS5, PV4, HI2, HI3
280027	Sydney, NSW	Object	OD1, OS2, P2, OSH1, BS5, C1
279562	Sydney, NSW	Object	OD1, OD7, OS2, PV3, W2
279554	Sydney, NSW	Object	OD2, OS2, P2, OSH1, OSH2, BS1, HI3
280037	Sydney, NSW	Object	OD1, OD2, OS1, OS2, P3, BS1, BS5, PV4, A3, A4
279577	Sydney, NSW	Object	OD1, OD2, OS2, OSH1, BS1, BS5
277203	Surry Hills, NSW	Support	HS1
276725	Sydney, NSW	Support	D1, U1
276705	Sydney, NSW	Support	D1