

15 December 2017

Lord Mayor Clover Moore
City of Sydney
GPO Box 1591
Sydney NSW 2001

Dear Clover

DA 349 201 Elizabeth Street Sydney

I write on behalf of constituents living in homes adjacent to the above development proposal. While the proposed project has been amended, concerns about overshadowing, including of Hyde Park, view loss, and traffic and parking remain and need to be addressed.

The amended development application changes the location of the building, aligning it closer to the current footprint; however the footprint continues to stray outside that of the existing building, creating significant new impacts.

The podium remains unchanged from that initially proposed and is too wide and high. Its excessive bulk would create a wall effect along Elizabeth Street at the edge of Hyde Park and visually intrude on sightlines to the city from the east. It represents an unacceptable increase to bulk on the site that currently exists and that will result in significant destruction of views and loss of sunlight to adjacent residential homes. Residents in some lower level apartments at 197 Castlereagh Street will lose around an hour of sunlight a day in winter, significantly affecting the amenity of their homes.

The podium and the location of the new tower will devastate views from a number of existing residential homes as well as new buildings that have been approved or are under construction. A large number of residents will be affected. Views are important to the wellbeing of apartment residents, who live with no private open space as they help to connect the outside world with a home and create a sense of space. Loss of views to apartment residents is a major impact that should be avoided. Homes will also likely experience a significant loss of brightness in the day because their outlooks will be blocked by a large imposing structure.

The development application justifies these impacts by claiming that the development would result in an overall public benefit through a reduction in shadow impacts on Hyde Park of 50 per cent in comparison to the existing building. But the claim has been challenged by my constituents who live adjacent to the site who point out that the current location of the building obstructs shadows from other buildings such as the AMP Tower from hitting Hyde Park; relocating the building would see those "upstream" shadows ending up on Hyde Park, in addition to new shadows from the relocated building. Shadow diagrams do not appear to account for these "collateral shadows", making shadow impacts on Hyde Park and the Anzac Memorial understated. I am concerned that the claimed benefits to shadowing of Hyde Park be properly assessed with the inclusion of collateral shadows considered.



The proposal for four levels of basement parking spaces should be rejected; it is excessive and unacceptable given the building's proximity to other transport options including buses, trains and in the near future: metro and light rail. There is already serious traffic congestion in the central business district road network and parking spaces should be reduced significantly.

I understand that the Central Sydney Planning Committee will make a determination on this proposal.

Could you ensure that these concerns are considered, shadow claims are assessed, solar access at Hyde Park and adjacent residential amenity are protected and traffic impacts are minimised?

Yours sincerely



Alex Greenwich
Member for Sydney

