

Attachment A

Submission – 28 August 2020

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The General Manager
City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

By email: secretariat@cityofsydney.nsw.gov.au

For the attention of the Members of the Local Planning Panel

D/2020/55. 29-41 Hutchinson Street, Surry Hills NSW 2010

Our property is at 14 Nichols Street Surry Hills and it adjoins the western boundary of the subject site for over a quarter of its length.

1. Shadow Diagrams

Our property faces south with additional windows on the east and west elevations.

We raised the issue of loss of sunlight in our original submission 2 March 2020. The applicant has subsequently revised the shadow diagrams which are based on the June date. The June shadow diagrams are not relevant to our property as we receive no direct sun during the winter months.

We enjoy good morning sun from October through to February. The proposed roof form will shadow our property and courtyard in the mornings during the four months October - February. Equinox and Summer shadow diagrams will clearly demonstrate that this development adversely impacts the solar access to our property and other properties adjoining the northwest part of the development with consequential loss of amenity as defined in the Sydney DCP 2012.

2. West Elevation

The 'circus tent' design is a good solution for the east and south elevations where the eave of the tent has been pegged down to a level of 53.78 RL. The north elevation has been amended to significantly reduce the visual bulk of the development at the north east corner.

However, the west elevation is the forgotten elevation of the proposal with average height ranges from RL57.41 at the NW corner to RL 60.04 at the highest point. The northern half of this elevation is some 5 metres higher than the eave along the length the southern elevation.

For 14 Nichols Street, which is located at the northern section of the western boundary, the amenity impacts will be to:

- reduce the ambient light level during the day
- permanently block out the vision of the sky from our only windows with a view between east and south and reducing our “cone of view” by over 45% vertically and the full width horizontally.
- reduce sunlight to our property as set out in Shadow Diagrams above.

Given the design flexibility of the roof profile, the opportunity is there to lower the eave height along the northern section of the west elevation which would mitigate the amenity impacts.

3. Dilapidation Reports

It is a requirement under proposed Condition 31 that dilapidation reports of adjoining buildings are to be prepared. We request that it should include the requirement to provide copies of both ‘before and after’ reports to the affected landowners.

We submit these three requests to the Members of the Local Planning Council for their consideration:

1. That Summer and Equinox shadow diagrams be prepared, considered by council and shared with interested parties.
2. That the design of the west elevation be modified to follow the design theme of the east and south elevations by reducing the height of the eave. This would mitigate the amenity impacts to the adjoining residential properties.
3. That copies of the dilapidation reports of adjoining buildings be provided to Landowners.

Yours sincerely

[Redacted Signature]