

Attachment A

<h2>Summary of Submissions</h2>

Submissions Summary

Submissions	Comments	Response
<p>3 from community members, including 1 from the owner of a terrace dwelling along Commonwealth Street</p>	<p>Support. Land in Surry Hills is underutilised and has the potential to support more development. The overshadowing impacts are minimal and an acceptable trade-off to increase floorspace.</p>	<p>Noted.</p>
<p>6 from community members, including 3 from owners of terrace dwellings along Commonwealth Street.</p>	<p>Overshadowing to private open space, mainly backyards of terrace dwellings along Commonwealth Street. Backyards along Commonwealth Street already experience significant shading due to existing tall buildings Additional overshadowing will have adverse consequences on liveability and property values. Interest expressed in whether compensation may be sought for loss of natural light. Any loss of natural light to homes is detrimental. Overshadowing to backyards is unacceptable and will set a precedent.</p>	<p>The planning proposal has been amended post-exhibition to include an envelope that avoids overshadowing private open space more than what is allowable under the current Local Environmental Plan.</p>
<p>12 from community members</p>	<p>The additional overshadowing to Harmony Park will reduce its quality and amenity. Many locals use Harmony Park, which is already heavily shaded in the afternoons. The proposed changes will diminish the quality and amenity of one of Surry Hills' most frequently used parks. The park is a vital sun access park for the community, and there should be no sun access lost. With increased population, Harmony Park has become a high use area. Harmony Park is used by many nearby apartment residents and is their only 'backyard' in many cases. The quality of views from nearby apartments to Harmony Park will be reduced by the overshadowing. Harmony Park currently provides a green and sunny view from nearby apartments.</p>	<p>A detailed evaluation of Harmony Park's solar access requirements was done as part of the 2020 Central Sydney planning proposal. It amended the LEP to update sun access plane controls (SAPs). The SAPs prohibit development from overshadowing Harmony Park, year-round, between 10am and 2pm. Both the exhibited and amended envelopes comply with the Harmony Park SAPs. Notwithstanding its compliance with the Harmony Park SAPs, the amended envelope will cause additional overshadowing to a small part of the Harmony Park hard stand area in southwestern corner from approximately 2:30pm on 21 June. This overshadowing is considered acceptable noting it is less than would be caused by the permissible street wall height. It is also considered that the minimal, LEP-compliant overshadowing to Harmony Park will not significantly affect the quality of views or outlook from nearby apartments.</p>
<p>3 from owners of terrace dwellings along Commonwealth Street.</p>	<p>Some nearby owners may not be aware of the planning proposal.</p>	<p>The planning proposal was publicly exhibited from 21 August to 18 September 2023. The public exhibition was undertaken</p>

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	<p>Some terrace dwellings along Commonwealth Street are currently undergoing renovation or are rentals. There is concern that the owners of these properties may not have been aware of the exhibition, due to being away.</p>	<p>in accordance with the Gateway determination and the City of Sydney Community Engagement Strategy and Participation Plan 2023.</p> <p>The City sent 3,593 letters to landowners and occupants of neighbouring properties within 75 metres of the site. The planning proposal was also advertised on the Sydney Your Say web page and NSW Planning Portal.</p> <p>The City heard from 16 community members, who submitted 17 submissions in response to exhibition, including a number of residents of terrace dwellings along Commonwealth Street, south of the site.</p>
<p>6 from community members.</p>	<p>Demand for employment floorspace</p> <p>Surry Hills currently boasts an abundance of commercial and office space.</p> <p>Many commercial and office spaces currently have low occupancy, partly due to the rise of remote working.</p> <p>Office spaces are in oversupply and low demand. Increasing office space is unlikely to attract jobs.</p> <p>Surry Hills does not need any more commercial or office space.</p> <p>The space would be better used for something else.</p>	<p>The planning proposal will not restrict the additional development to a commercial office use only. The proposed envelope may be developed for any use other than residential or serviced apartments. This will incentivise development in accordance with the City's strategic vision for City Fringe.</p> <p>This part of Surry Hills is on the edge of 'Tech Central' and within a strategic area identified in City and State strategic plans which aims to support and grow innovation and creative industries.</p> <p>In any case, their interests have been taken into account.</p>
<p>14 from community members.</p>	<p>The proposed design envelope should be changed to mitigate adverse impacts.</p> <p>Reduce the height increase to fewer stories, and require the design to change to ensure less shadowing by making the higher floors not take up the entire property.</p> <p>A tiered mass potion has the possibility of adding visual interest and expressing sympathy with the neighbourhood.</p> <p>The proposed design may set a precedent for the area, leading to other buildings becoming taller and cumulative impacts.</p> <p>The proposed design is negatively impactful on the heritage style of the existing building</p> <p>The proposed envelope will further obstruct views from apartments in the area. Recent developments in the area have obstructed views from an apartment building at 133 Goulburn Street to a nearby warehouse building.</p> <p>The built form and design does not align with ESD principles.</p>	<p>The planning proposal has been revised to include an amended envelope with reduced heights and additional setbacks. The amended envelope will not cause any additional overshadowing to the private open space of terrace dwellings south of the site. The amended envelope has a tiered massing for the new addition.</p> <p>Each planning proposal is assessed on its own merits, against strategic and site specific objectives</p> <p>The building is not identified as a heritage item, being a four-storey brick office building that is consistent with the surrounding character. Further, the site is not within a heritage conservation area.</p> <p>The proposed envelope is sympathetic with the existing development and surrounding built form. The height is limited to the existing building at its southern end to retain the relationship with the street intersection.</p> <p>Private views from apartments across sites are not protected. 133 Goulburn Street</p>

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	<p>The planning proposal will change the skyline of the area and affect natural light in the streets.</p>	<p>apartment building is located north east of the site with other buildings between it and the site. The proposal will be seen in private views from a small number of units in 133 Goulburn Street towards the south west. 133 Goulburn will still have wide district views from the south west through to the east.</p> <p>Any future development application for the site will need to address the City's existing controls including the recently adopted Net Zero Energy Building controls. It is also noted that the sustainability of the building is enhanced by the retention of the existing building, re-used with additions to the northern portion of the site.</p> <p>Notwithstanding, the future development's environmental performance will be assessed at the detailed development application stage.</p>
<p>2 from community members, who both live close to the site.</p>	<p>The planning proposal may adversely impact traffic in the area.</p> <p>The planning proposal will cause further congestion along Commonwealth Street and adversely affect access to the car park of the apartment building at 133 Goulburn Street.</p> <p>There has been a great deal of new construction in the area which is creating a congested neighbourhood.</p> <p>Allowing the building's height to be increased will cause more overcrowding and traffic chaos in the area.</p>	<p>The subject site is in a highly accessible location, being near to Central Station and a number of bus routes. Local on-street parking is also time- and permit-restricted, further limiting the potential for a significant number of additional vehicles. The existing site currently hosts no carparking spaces or crossovers to adjoining streets, with the retention of the existing building this will not change.</p> <p>Detailed assessment of any additional traffic impacts will be undertaken at this stage.</p> <p>The footpath capacity in the area is considered sufficient for the current and expected future pedestrian demand.</p>
<p>1 from a community member.</p>	<p>Merit</p> <p>There is inadequate justification for the proposed amendments to the Sydney Local Environmental Plan.</p>	<p>The planning proposal demonstrates strategic merit by creating additional employment floor space, which is in alignment with priorities P2 of the City's Local Strategic Planning Statement and E7, E11 and E13 of the Greater Cities Commission's Eastern City District Plan.</p> <p>The planning proposal demonstrates site-specific merit by ensuring appropriate heights and setbacks through the proposed development controls.</p> <p>Further information about the planning proposal's strategic and site-specific merit is contained within the planning proposal.</p>